



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



29 Viking Road, Bridlington, YO16 6TW

Offers Over £250,000



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A extended spacious three bedroom detached bungalow situated in this prime location on the north side of Bridlington, convenient for Sandsacre shopping centre, schools, supermarket, bus service routes and within walking distance to the North beach and also Sewerby village.

The property comprises: spacious lounge, modern kitchen to dining area/office, upvc conservatory, three bedrooms and bathroom. Exterior: enclosed rear garden and private forecourt for parking. Upvc double glazing and gas central heating. Must be viewed to appreciate the spacious living accommodation.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and three built in storage cupboards one housing gas combi boiler.

Lounge:

18'2" x 10'0" (5.55m x 3.06m)

A spacious front facing room, two upvc double glazed windows and central heating radiator.

Kitchen/diner:

Kitchen:

11'3" x 8'1" (3.44m x 2.47m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven and hob with extractor over. Plumbing for washing machine, part wall tiled, space for a fridge/freezer and upvc double glazed window.

Dining/sitting room:

10'3" x 9'4" (3.13m x 2.86m)

Two upvc double glazed windows and two central heating radiators.

Upvc conservatory:

20'6" x 4'11" (6.25m x 1.51m)

A full length conservatory extension, over looking the garden, utility area and french door.

Bedroom:

10'6" x 10'4" (3.21m x 3.15m)

A front facing double room, modern built in sliding wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

10'1" x 7'3" (3.08m x 2.22m)

A side facing single room, built in wardrobe and cupboard. Upvc double glazed window and central heating radiator.

Bedroom:

8'10" x 7'11" (2.70m x 2.43m)

A rear facing double room, built in cupboards and drawers. Central heating radiator and upvc double glazed patio doors into the conservatory.

Bathroom:

8'8" x 5'4" (2.65m x 1.63m)

Comprises shower cubicle with electric shower, wc and wash hand basin with vanity unit. Wall tiled, wall panelling, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a pebbled forecourt for parking.

Garden:

To the rear of the property is a fenced enclosed garden. Paved patio to pebbled area, borders of shrubs and bushes. Two sheds.

Notes:

Council tax band: C

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to

see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



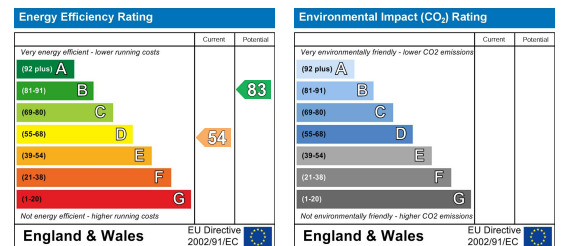
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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