



**BELT**  
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**4 Beacon Road, Bridlington, YO16 6UT**

**Price Guide £290,000**



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# 4 Beacon Road

Bridlington, YO16 6UT

**Price Guide £290,000**



Welcome to this detached bungalow located on Beacon Road in the sought-after area of Bridlington.

The bungalow has been tastefully modernised by the current owners, ensuring a contemporary feel throughout. The interior is light and airy, creating a welcoming atmosphere. The low maintenance gardens, perfect for those who enjoy outdoor living without the hassle of extensive upkeep.

Located on the most popular Sandsacre development. Close to small shopping centre, bus routes, Martongate supermarket, convenient access to the North foreshore (approx quarter mile), Sewerby Village and cliff top walks.

The property comprises: entrance hall, lounge, modern kitchen/diner, upvc conservatory, two double bedrooms and modern bathroom. Exterior: private driveway with ample parking, garage and low maintenance gardens. Upvc double glazing and gas central heating.

Don't miss out on the opportunity to own this delightful property in a desirable location.

**NO ONWARD CHAIN**

## **Entrance:**

Upvc double glazed side door into inner porch, central heating radiator.

Door into a spacious inner hall, central heating radiator, built in storage cupboard housing gas combi boiler (fitted 2020) and access to a boarded loft space by drop down ladder.

## **Lounge:**

**15'3" x 13'5" (4.66m x 4.11m)**

A front facing room, electric fire with granite inset and oak surround. Upvc double glazed bay window, upvc double glazed window and two central heating radiators.

## **Kitchen/diner:**

**15'5" x 8'4" (4.71m x 2.56m)**

Fitted with a range of modern base and wall units, under cupboard lighting, stainless steel sink unit, Bosch electric oven, gas hob with stainless steel extractor over. Plumbing for washing machine, integrated fridge and freezer. Upvc double glazed window, central heating radiator and upvc double glazed door into the conservatory.

## **Upvc conservatory:**

**14'0" x 6'11" (4.29m x 2.12m)**

Over looking the garden, central heating radiator and patio doors.

## **Bedroom:**

**15'3" x 10'5" (4.66m x 3.20m)**

A spacious front facing double room, modern mirrored sliding wardrobe, upvc double glazed bay window and central heating radiator.

## **Bedroom:**

**10'7" x 9'10" (3.25m x 3.01m)**

A rear facing double room, modern mirrored sliding wardrobe, upvc double glazed window and central heating radiator.

## **Bathroom:**

**8'10" x 7'0" (2.70m x 2.14m)**

Comprises a modern suite, large walk in shower with plumbed in water fall shower, wc and wash hand basin with vanity unit. Wall tiled, shower panelling, upvc double glazed window and chrome ladder radiator.

### Exterior:

To the front of the property is a low maintenance walled garden mainly pebbled with central flower bed. To the side elevation is a private block paved driveway with ample parking leading to the garage. Gated side access to the garden.

### Garden:

To the rear of the property is a private low maintenance garden. Block paved patios, pebbled areas, borders of shrubs and bushes. A timber built shed.

### Garage:

A brick built garage, up and over door, power lighting, side courtesy door onto the garden.

### Notes:

Council tax band: C  
NO ONWARD CHAIN

### 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.



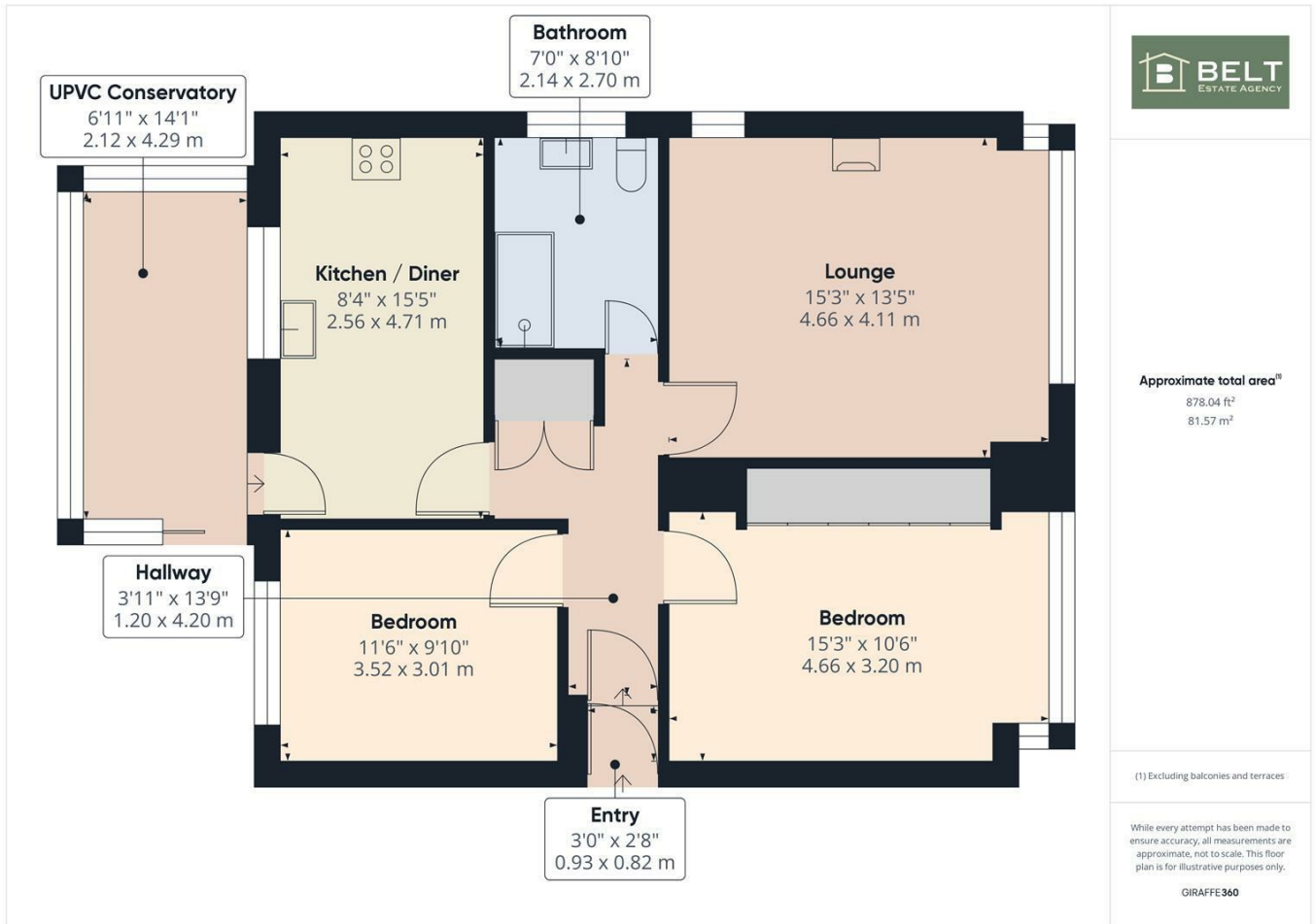
Road Map

Hybrid Map

Terrain Map



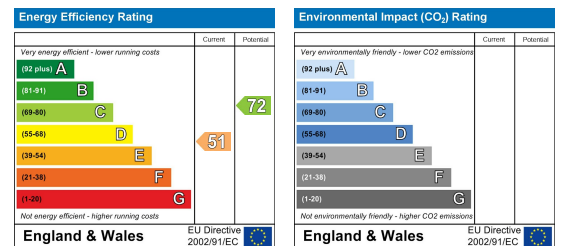
### Floor Plan



### 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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