



**68 St. Aidan Road, Bridlington, YO16 7SN**

**Price Guide £239,950**



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A two bedroom detached bungalow located on St Aidan Road, Bridlington.

The current owners have taken great care in modernising the property throughout, offering a contemporary and stylish living space for its new owners.

One of the standout features of this property is the extensive garden, providing ample space for outdoor relaxation and entertaining.

The sought-after location offers convenience, being close to local amenities, bus routes, parks, and just a short distance from the North beach and scenic cliff-top walks.

The property comprises: lounge, modern kitchen, sun room, two double bedrooms with built in wardrobes and modern bathroom. Exterior: extensive rear garden garden, driveway with ample parking. Upvc double glazing and gas central heating.

### Entrance:

Composite door into inner hall, central heating radiator.

### Lounge:

15'7" x 12'0" (4.76m x 3.68m)

A front facing room, electric fire in a modern surround, upvc double glazed bay window and two central heating radiators.

### Kitchen:

8'8" x 7'5" (2.66m x 2.28m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor. Part wall tiled, gas combi boiler, plumbing for

washing machine, upvc double glazed window, integrated microwave, fridge and freezer.

### Sun room:

12'7" x 5'9" (3.85m x 1.76m)

Over looking the garden, upvc double glazed windows, central heating radiator and upvc double glazed door.

### Bedroom:

14'4" x 11'6" (4.37m x 3.52m)

A front facing double room, built in mirrored sliding wardrobes, two upvc double glazed windows and central heating radiator.

### Bedroom:

11'11" x 9'2" (3.64m x 2.81m)

A rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

### Bathroom:

8'8" x 6'1" (2.65m x 1.86m)

Comprises a modern suite, "P" shaped bath with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, extractor, built in storage cupboard, upvc double glazed window and stainless steel ladder radiator.

### Exterior:

To the front of the property is a walled block paved garden area with raised flower bed. To the side elevation is a driveway with ample parking and gated side access to the rear garden.



### **Garden:**

To the rear of the property is a extensive fenced garden. Paved patio to lawn to futher paved area with borders of pebbles, trees, shrubs and bushes. A timber built shed.

### **Notes:**

Council tax band: C

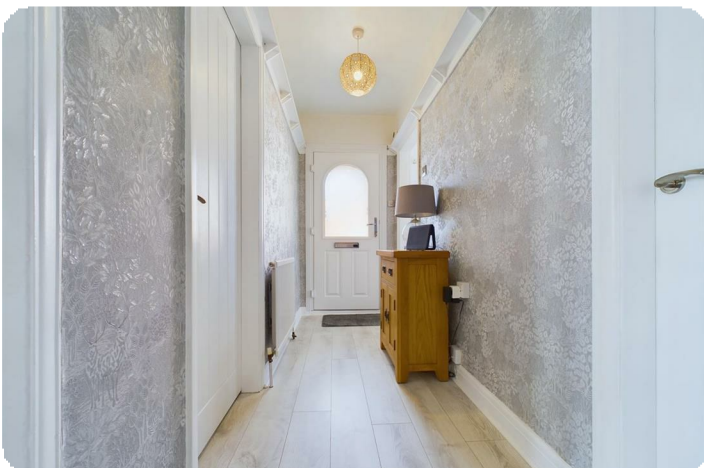
### **Purchase procedure**

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



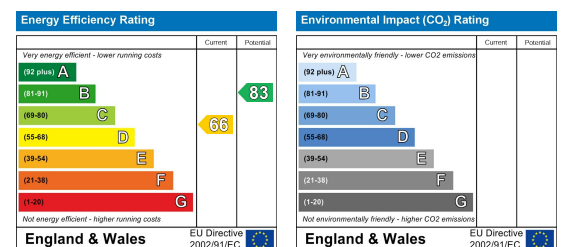
## Floor Plan



## 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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