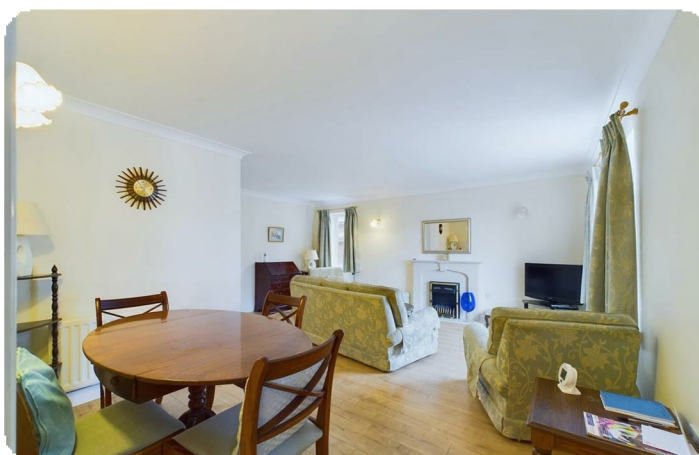




## 8 Castle Howard Close, Bridlington, YO16 6YY

Price Guide £240,000



# 8 Castle Howard Close

Bridlington, YO16 6YY

## Price Guide £240,000



A three bedroom detached bungalow boasting a spacious layout.

Situated in a prime cul de sac location just off Martongate, this bungalow offers a peaceful environment for you to call home. The good size low maintenance rear garden is perfect for enjoying the outdoors without the hassle of extensive upkeep.

It is conveniently close to amenities including 'The Co-op' Supermarket, 'The Friendly Foresters' pub, 'Bridlington North Library', various bus routes, and local parks.

The property comprises: spacious lounge/diner, kitchen, three bedrooms, one en-suite and bathroom. Exterior: private driveway with ample parking, good size low maintenance gardens and garage. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

Upvc double glazed door into inner lobby, upvc double glazed window and central heating radiator.

### Lounge/diner:

17'2" x 16'4" (5.24m x 5.00m)

A spacious front facing room, electric fire in a marble surround, two upvc double glazed windows and two central heating radiators.

### Kitchen:

12'7" x 7'4" (3.85m x 2.25m)

Fitted with a range of base and wall units, under cupboard lighting, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled,

plumbing for washing machine, gas combi boiler, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

### Inner hall:

Central heating radiator.

### Bedroom:

13'9" x 8'11" (4.21m x 2.72m)

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

### En-suite:

6'6" x 4'6" (1.99m x 1.38m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Built in storage cupboard, extractor, upvc double glazed window and central heating radiator.

### Bedroom:

11'9" x 8'2" (3.59m x 2.51m)

A rear facing double room, built in wardrobe, upvc double glazed window and central heating radiator.

### Bedroom:

8'3" x 8'2" (2.53m x 2.51m)

A rear facing single room, built in wardrobe, central heating radiator and upvc double glazed french doors onto the garden.



**Bathroom:**

8'3" x 6'6" (2.53m x 1.99m)

Comprises bath, wc, wash hand basin, full wall tiled, extractor and central heating radiator.

**Exterior:**

To the front of the property is a open plan paved garden area.

To the side elevation is a private driveway with ample parking leading to the garage.

**Garden:**

To the rear of the property is a good size low maintenance private garden. Mainly paved with borders of shrubs and bushes.

**Garage:**

Up and over door, power and lighting.

**Notes:**

Council tax band: D

**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.



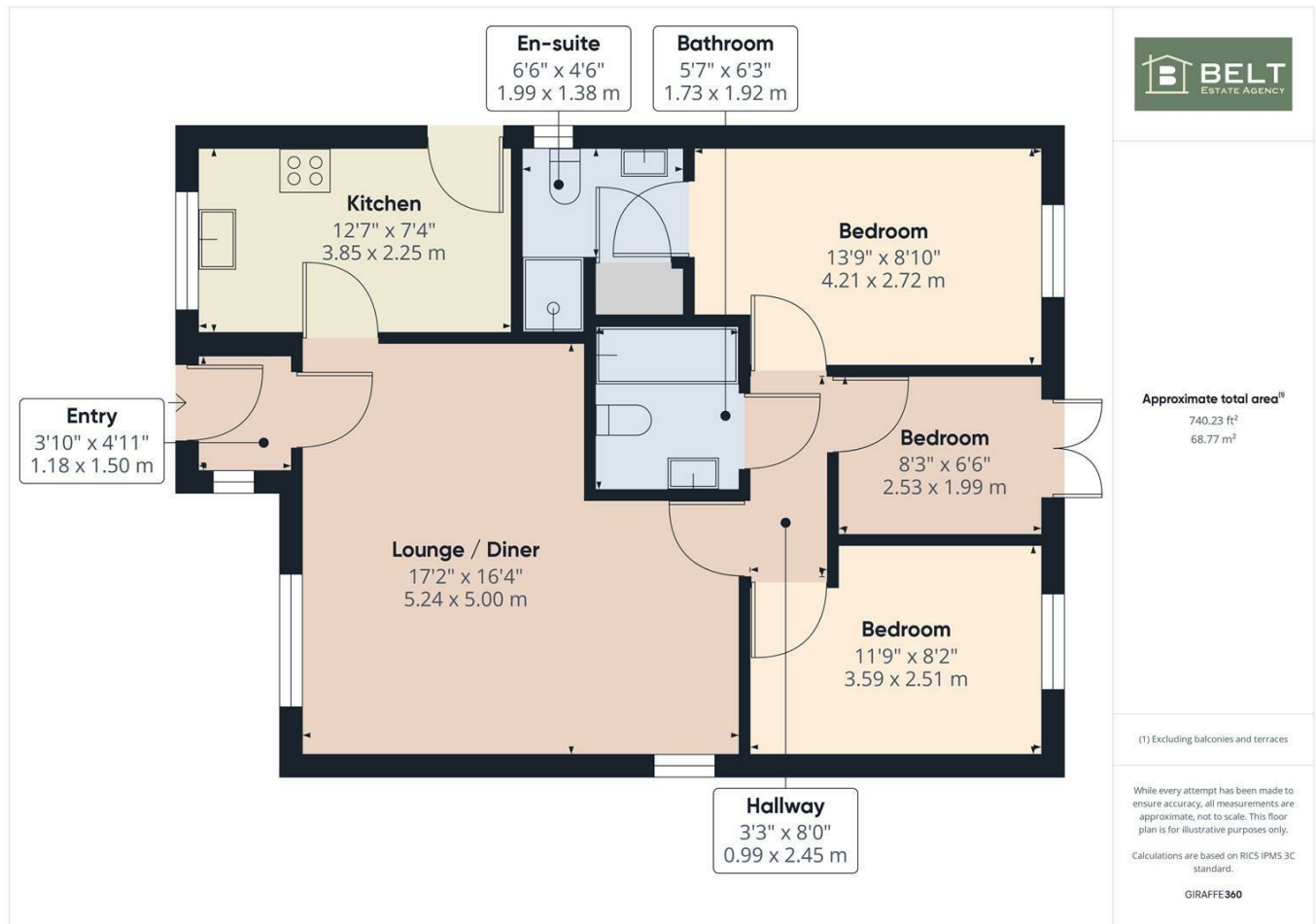
Road Map

Hybrid Map

Terrain Map



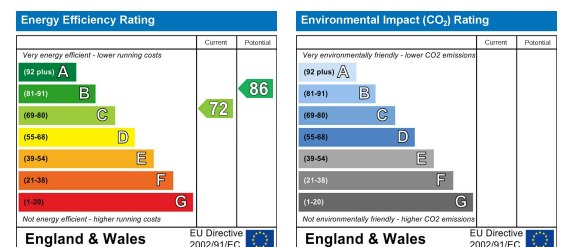
## Floor Plan



## 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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