



## 4 Bampton Close, Bridlington, YO16 7HL

Price Guide £159,950



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Welcome to this double fronted semi-detached bungalow located on Bempton Close in the sought-after residential area of Bridlington.

One of the standout features of this home is the installation of solar panels, a fantastic eco-friendly addition that not only benefits the environment but also helps in reducing your energy bills, making it a cost-effective choice for the environmentally conscious buyer. Additionally, the property has recently undergone a complete rewire.

Located just off Marton Road, you'll find yourself in close proximity to local shops, a pharmacy, and bus service routes, making daily errands a breeze.

The property comprises: lounge, kitchen, two double bedrooms, sun room and bathroom. Exterior: gardens, parking and garage. Upvc double glazing and gas central heating.

The absence of an ongoing chain adds to the appeal of this property, allowing for a smooth and efficient buying process.

Don't miss out on the opportunity to make this charming bungalow your new home in Bridlington

## **Entrance:**

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

## **Lounge:**

**12'9" x 12'7" (3.89m x 3.85m)**

A front facing room, electric fire with wood surround, upvc double glazed window and central heating radiator.

## **Kitchen:**

**12'9" x 7'5" (3.89m x 2.27m)**

Fitted with a range of base and wall units, stainless steel one and a half sink unit, gas combi boiler, plumbing for a washing machine, part wall tiled, upvc double glazed window and upvc double glazed door onto the garden.

## **Bedroom:**

**11'8" x 9'9" (3.57m x 2.99m)**

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

## **Sun room:**

**8'6" x 8'1" (2.60m x 2.48m)**

Over looking the garden.

## **Bedroom:**

**9'8" x 8'7" (2.97m x 2.63m)**

A front facing double room, upvc double glazed window and central heating radiator.

## **Bathroom:**

**7'5" x 4'8" (2.28m x 1.43m)**

Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, single glazed window and central heating radiator.

## **Exterior:**

To the front of the property is a garden area and a



parking space.

To the side elevation is a shared driveway leading to the garage.

### **Garden:**

To the rear of the property is a enclosed garden. Paved patio to a pebbled area, borders of shrubs and bushes. A green house and a shed.

### **Garage:**

Up and over door, power and lighting.

### **Notes:**

Council tax band: A

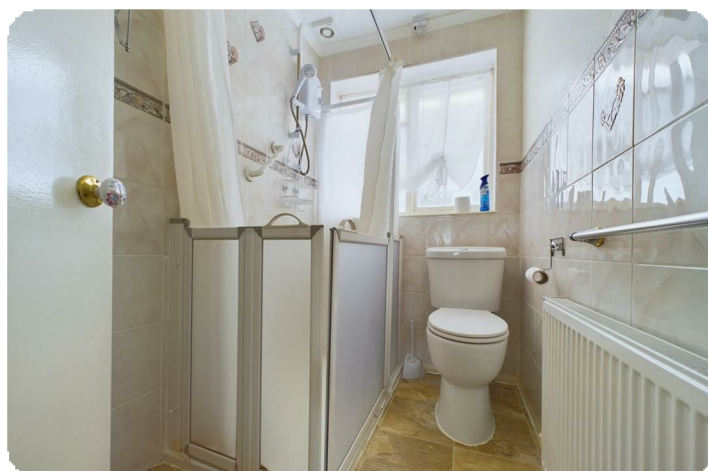
NOTE: The property has been re-wired April 2025.

### **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



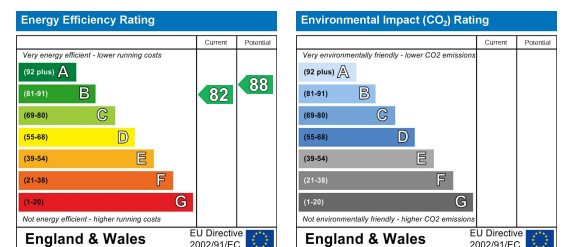
## Floor Plan



## 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



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