



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



156 Marton Road, Bridlington, YO16 7DH

Price Guide £325,000



naea | propertymark
PROTECTED

156 Marton Road

Bridlington, YO16 7DH

Price Guide £325,000



Welcome to Marton Road, Bridlington - a detached house that offers a perfect blend of space, comfort, and style.

One of the standout features of this property is the large rear extension, thoughtfully added by the current owners.

This extension has transformed the living space into an open plan kitchen/dining/living area, creating a perfect hub for entertaining guests or relaxing with family.

The ground floor bedroom with an en-suite bathroom, making it ideal for not only a family but also for multi-generational living.

The stunning south-facing rear garden is a retreat, offering a peaceful outdoor space to relax and enjoy the sunshine.

Parking will never be an issue with space for up to 6 vehicles, making hosting gatherings or having multiple cars a breeze.

Situated in a sought-after residential area on the North side of Bridlington, conveniently close to local schools, bus routes, a parade of shops that includes the renowned 149 fish shop, a chemist, and a hair salon.

The property comprises: Ground floor: lounge, open plan kitchen/diner, dining room, orangery, a spacious double bedroom and modern en-suite. First floor: three further double bedrooms and modern bathroom.

Whether you're looking for a family home with ample space or a property that caters to multi-generational living, this house on Marton Road has it all. Don't miss out on the opportunity to make this property your own!

Entrance:

Composite door into inner porch, two upvc double glazed windows and tiled floor. Upvc double glazed door into inner hall, central heating radiator and understairs storage area with gas combi boiler.

Lounge:

17'8" x 10'11" (5.40m x 3.35m)

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

Open plan kitchen/dining/living:

Kitchen/diner:

19'1" x 10'11" (5.84m x 3.35m)

Fitted with a range of base and wall units, inset sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, wine cooler, integrated dishwasher, vertical radiator, utility cupboard with plumbing for washing machine and space for a tumble dryer. Upvc double glazed door to the side elevation.

Dining area:

A rear facing room, archway into:

Orangery:

15'3" x 9'2" (4.66m x 2.81m)

Sky lantern, central heating radiator and bi-folding doors onto the garden.

Rear hall:

Sky lantern.

Bedroom:

15'1" x 10'10" (4.62m x 3.31m)

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

En-suite:

5'11" x 5'10" (1.81m x 1.78m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, underfloor heating, extractor and upvc double glazed window.

First floor:

Upvc double glazed window and deep built in storage cupboard with upvc double glazed window.

Bedroom:

12'8" x 7'10" (3.87m x 2.41m)

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

Bedroom:

12'2" x 8'5" (3.73m x 2.57m)

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

Bedroom:

10'7" x 7'8" (3.24m x 2.34m)

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

Bathroom:

7'6" x 7'6" (2.31m x 2.29m)

Comprises a modern suite, shower cubicle with plumbed in shower, double wash hand basins with vanity unit and wc. Part wall tiled, floor tiled, extractor, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a extensive block paved forecourt for parking. Gated side access to the rear garden.

Garden:

To the rear of the property is a sunny south facing established garden. Paved patio areas, gazebo, lawn, well stocked raised flower beds, a pond, large summer house which could be used a home office and large 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:

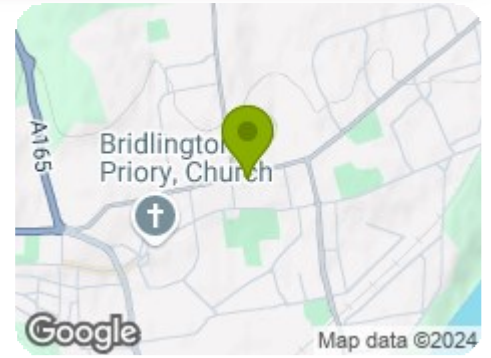
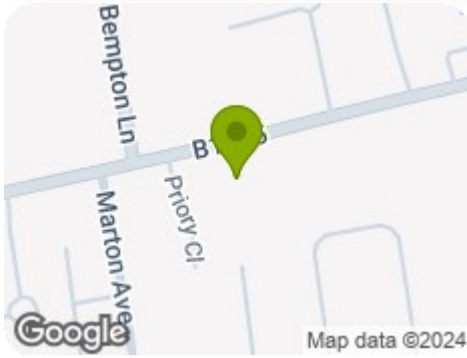
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



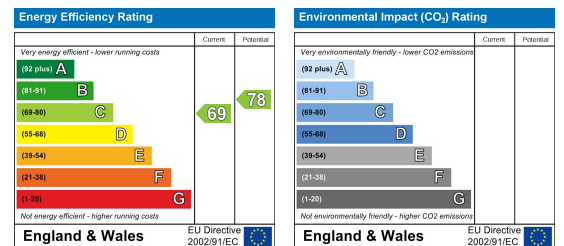
Floor Plan



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.



www.beltsestateagents.co.uk

