



BELT
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46 Bempton Oval, Bridlington, YO16 7HN

Price Guide £124,500



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PROTECTED

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Welcome to Bempton Oval in Bridlington. A one bedroom semi detached bungalow with great potential. Although the property requires modernisation, this presents a fantastic opportunity to tailor the space to your taste and create your dream home.

Situated on this pleasant residential development just off Marton Road. Close to local shops, chemist and convenient for bus service routes. Whether you're looking to downsize, purchase your first home, or invest in a rental property, this bungalow offers a fantastic opportunity.

The property comprises: kitchen, lounge/diner, one double bedroom and bathroom. Exterior: gardens and private parking. Upvc double glazing and gas central heating. With no ongoing chain, the process of making this bungalow your home is made even smoother.

Entrance:

Upvc double glazed door leads into:

Kitchen:

10'9" x 5'5" (3.30m x 1.67m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, integrated fridge and washing machine. Upvc double glazed window and central heating radiator.

Lounge/diner:

16'10" x 10'10" (5.14m x 3.32m)

A spacious rear facing room, gas fire with marble inset and wood surround. central heating radiator and upvc double glazed bay with upvc patio doors onto the garden.

Bedroom:

10'9" x 8'10" (3.30m x 2.70m)

A front facing double room, built in mirrored sliding wardrobes, gas combi boiler, upvc double glazed window and central heating radiator.

Bathroom:

6'5" x 5'6" (1.98m x 1.70m)

Comprises shower cabin, wc and wash hand basin. Full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a private block paved parking area.

Garden:

To the rear of the property is a fenced garden, paved patio to lawn and a timber built shed.

Notes:

Council tax band: A

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



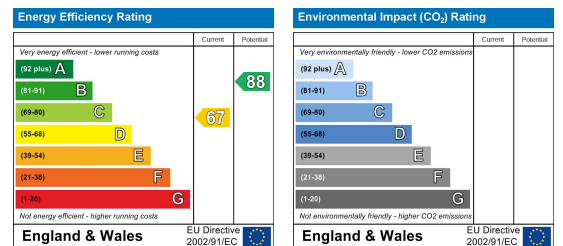
Floor Plan



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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