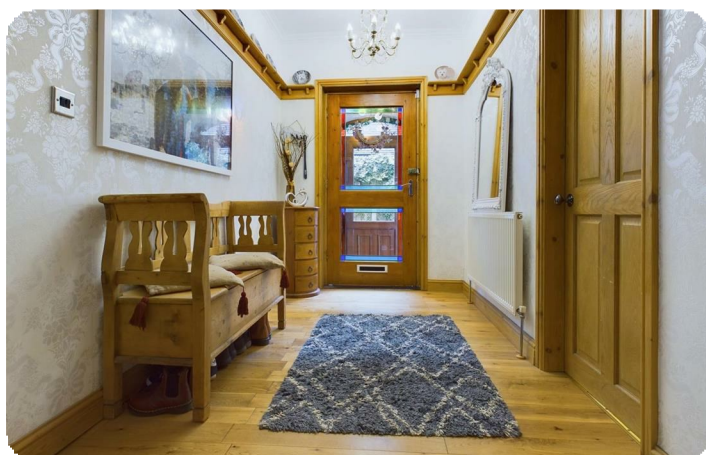




**5 St. Chad Road, Bridlington, YO16 4DY**

**Price Guide £330,000**

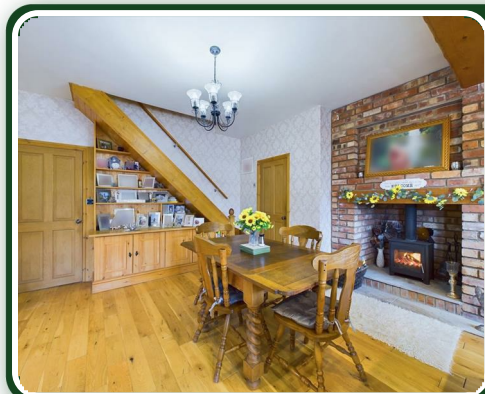




# 5 St. Chad Road

Bridlington, YO16 4DY

## Price Guide £330,000



Welcome to St. Chad Road in Bridlington, a stunning three bedroom detached dormer bungalow.

The property has a renovated interior, tastefully designed by the current owner. The open plan layout featuring a modern kitchen, dining, and living area to the rear of the property is perfect for both relaxing nights in and entertaining guests.

Situated in a prime residential area just off Queensgate, this bungalow offers easy access to the town centre, North Bay, parks, bus routes, and nearby shops, ensuring convenience is always at your doorstep.

The property comprises: Ground floor: open plan kitchen/dining/living, utility, two spacious double bedrooms and modern bathroom. First floor: a further spacious double bedroom, modern en-suite and dressing room. Exterior: ample private parking, garage and beautiful rear garden.

This property comes with no ongoing chain means a smoother and quicker transition for potential buyers.

If you're looking for a tasteful and spacious home in a sought-after location, this detached bungalow on St. Chad Road is the perfect choice. Don't miss out on the opportunity to make this property your own and contact our office today.

### Entrance:

Upvc double glazed door into inner porch, oak flooring. Door into a spacious inner hall, oak flooring and central heating radiator.

### Open plan kitchen/dining/living:

21'7" x 16'2" (6.59m x 4.95m)

### Kitchen:

Fitted with a range of modern base and wall units, central island, ceramic one and a half sink unit, free standing cooker with stainless steel extractor over. Open beams, oak flooring, part wall tiled, two upvc double glazed windows and upvc double glazed french doors onto the garden.

### Dining area:

Inset multi-fuel burning stove in a feature brick surround, built in shelves and cupboards, oak flooring, central heating radiator, staircase to the first floor and archway into the living room.

### Living room:

11'8" x 10'10" (3.57m x 3.31m)

Overlooking the garden, upvc double glazed bay window and central heating radiator.

### Bedroom:

12'2" x 11'10" (3.73m x 3.62m)

A spacious front facing double room, currently used as a sitting room, window seat, upvc double glazed bay window and central heating radiator.

### Bedroom:

11'9" x 11'9" (3.59m x 3.59m)

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

### Bathroom:

8'3" x 6'3" (2.54m x 1.92m)

Comprises a modern suite, roll top bath, shower cubicle with plumbed in shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and chrome ladder radiator.

### Utility:

5'10" x 3'4" (1.79m x 1.02m)

Plumbing for washing machine, gas combi boiler, built in shelving and window.

### First floor:

### Bedroom:

11'10" x 10'1" (3.63m x 3.08m)

A spacious rear facing double room, built in wardrobes, two velux windows and central heating radiator.

### En-suite:

5'11" x 5'4" (1.82m x 1.63m)

Comprises a modern suite, shower cubicle with electric shower over, wc, wash hand basin, full wall tiled and chrome ladder radiator.

### Dressing room:

10'9" x 7'6" (3.30m x 2.29m)

Access to the eaves.

### Exterior:

To the front of the property is a pebbled parking area and block paved driveway leading to the garage.

### Garden:

To the rear of the property is a fenced garden. Paved to decked patio with gazebo, slate and pebbled areas. Two summer houses.

### Garage:

Up and over door.

### Notes:

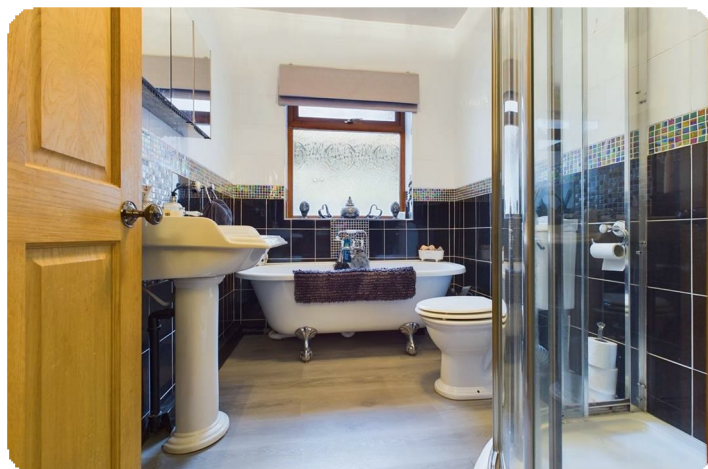
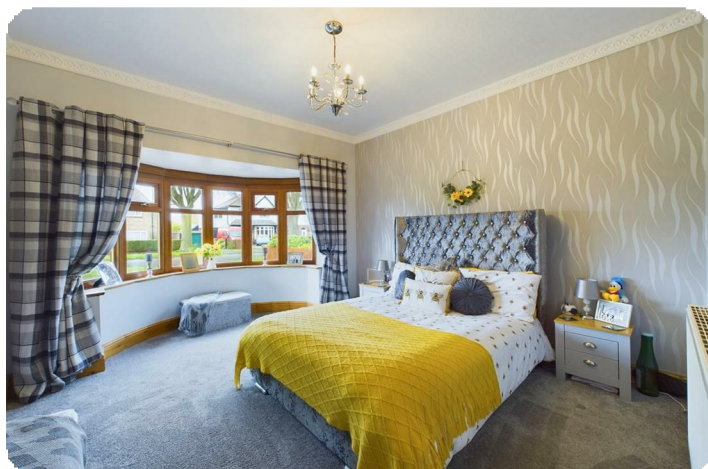
Council tax band: C

### 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



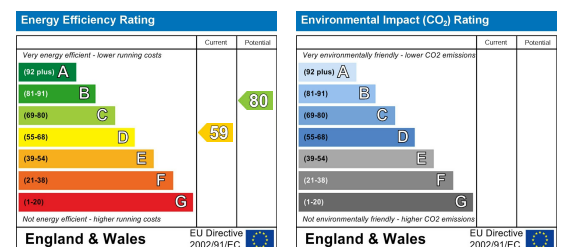
## Floor Plan



## 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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