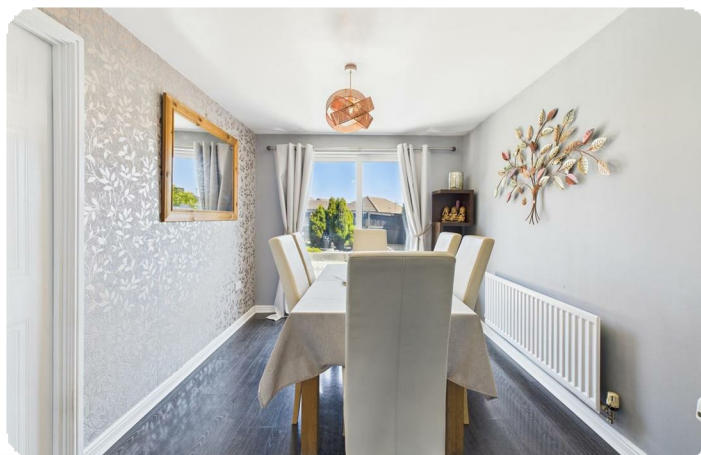




**12 Farndale Road, Bridlington, YO16 6GT**

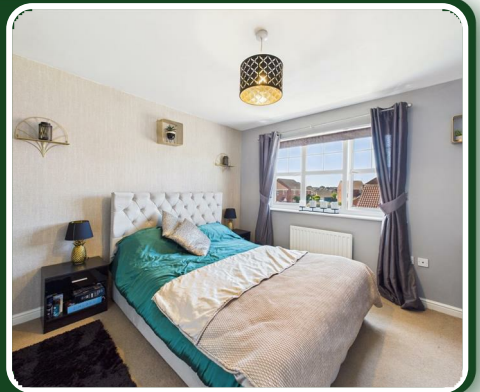
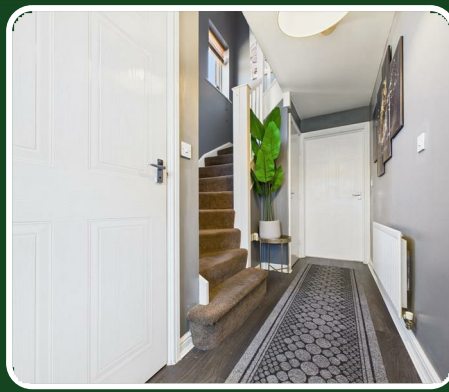
**Price Guide £240,000**



# 12 Farndale Road

Bridlington, YO16 6GT

## Price Guide £240,000



Situated in a cul-de-sac just off Martongate, this detached house on Farndale Road in Bridlington presents an ideal family home.

With three well-proportioned bedrooms and two bathrooms, this property offers ample space for comfortable living. The two reception rooms provide versatile areas for relaxation and entertainment, making it perfect for family gatherings or quiet evenings in.

Located close to a variety of local amenities. Residents will appreciate the proximity to The Co-op supermarket for everyday essentials, as well as the Friendly Foresters public house. Additionally, Bridlington North Library, local schools, and parks are all within easy reach, making this property an excellent choice for families.

Do not miss the chance to make this lovely house your new home.

### Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard, upvc double glazed window and central heating radiator.

### Wc:

5'8" x 3'1" (1.75m x 0.95m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

### Lounge:

15'7" x 10'10" (4.76m x 3.32m)

A front facing room, upvc double glazed window, central heating radiator and archway into the dining room.

### Dining room:

10'5" x 8'10" (3.18m x 2.71m)

A rear facing room, central heating radiator and upvc double glazed patio doors onto the garden.

### Kitchen:

12'0" x 9'4" (3.67m x 2.86m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor above. Part wall tiled, gas boiler, plumbing for washing machine, space for fridge/freezer, upvc double glazed window, central heating radiator and door onto the side elevation.

### First floor:

Upvc double glazed window and access to the loft space.

### Bedroom:

12'7" x 10'11" (3.86m x 3.34m)

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

### En-suite:

8'8" x 3'3" (2.66m x 1.00m)

Comprises shower cubicle with plumbed shower, wc and wash hand basin. Part wall tiled, extractor, shaver socket, upvc double glazed window and central heating radiator.

### Bedroom:

11'0" x 10'1" (3.37m x 3.08m)

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



### Bedroom:

12'0" x 7'0" (3.68m x 2.14m)

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

### Bathroom:

7'3" x 5'7" (2.23m x 1.71m)

Comprises bath, wc, wash hand basin, part wall tiled, storage cupboard housing hot water store, extractor, upvc double glazed window and central heating radiator.

### Exterior

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway for parking leading to the garage. Gated side access to rear garden.

### Garden:

To the rear of the property is a private fenced garden. Paved patio area to artificial lawn with pebbled borders.

### 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



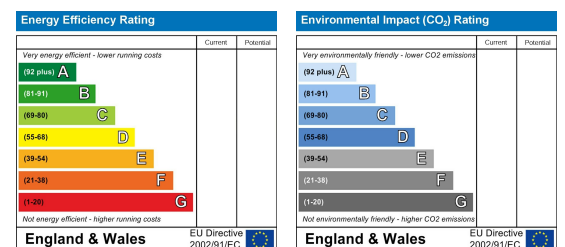
## Floor Plan



## 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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