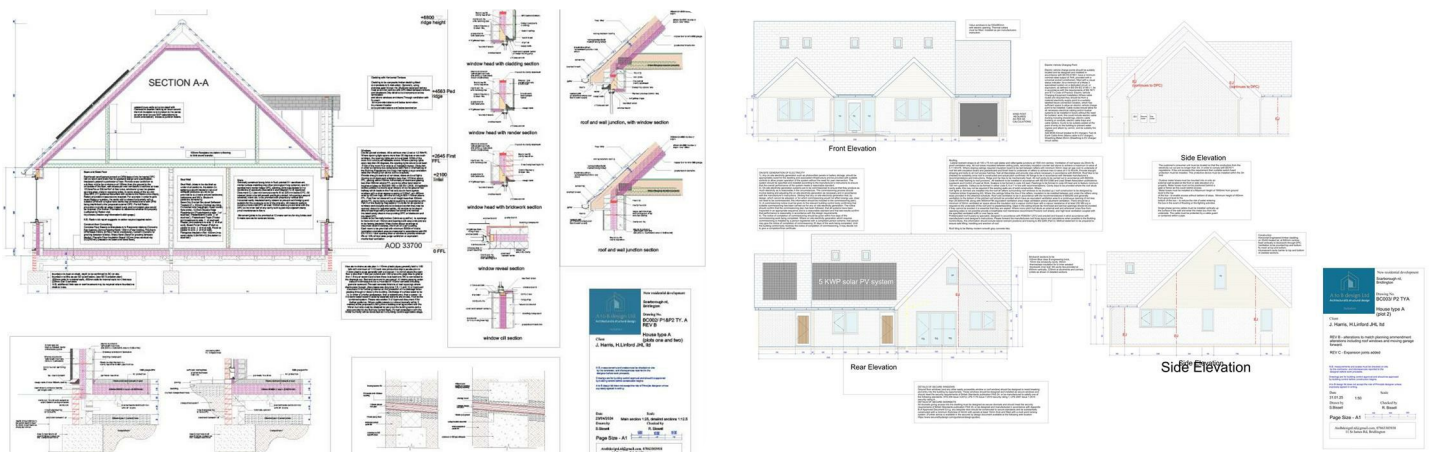




133-144 Scarborough Road, Bridlington, YO16 7NU

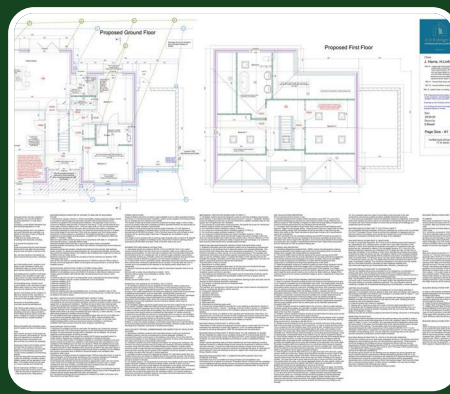
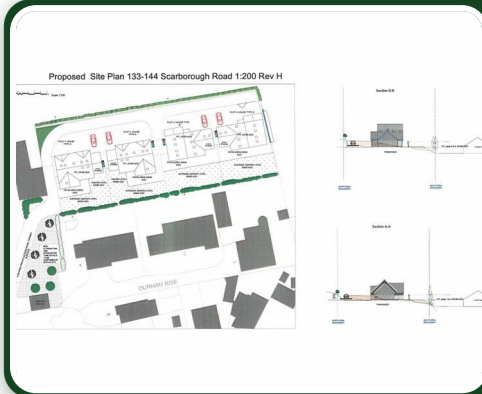
Price Guide £425,000



133-144 Scarborough Road

Bridlington, YO16 7NU

Price Guide £425,000



This detached dormer bungalow is part of an exclusive development of just four properties, crafted by a reputable local builder, ensuring high-quality finishes and attention to detail.

With completion expected in April 2026, this is an exciting opportunity to secure a brand-new home.

Situated just off Scarborough Road in the coastal town of Bridlington. Close to Bridlington's Old Town, residents will enjoy easy access to a array of local shops, eateries, galleries, and public houses. The nearby bus service routes further enhance the convenience, allowing for exploration of the surrounding areas and attractions.

This exquisite new build detached bungalow offers a perfect blend of modern living and convenience. It is designed to accommodate families and individuals alike, providing ample space.

The property comprises lounge, kitchen/diner with granite worktops and integrated appliances, four spacious bedrooms and two well-appointed bathrooms.

The thoughtful layout ensures that every corner of the home is utilised effectively, making it a practical choice for contemporary living.

Additionally, the property boasts parking for up to two vehicles, plus a garage a valuable asset.

Whether you are looking for a family residence or a retreat by the sea, this dormer bungalow on Scarborough Road is sure to impress.



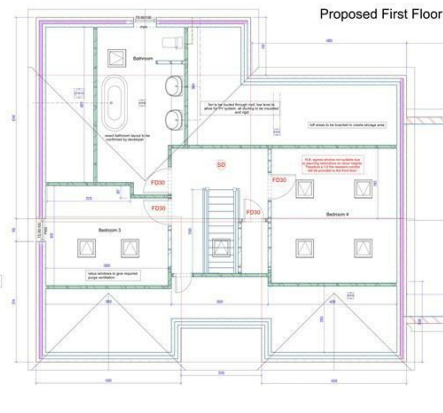
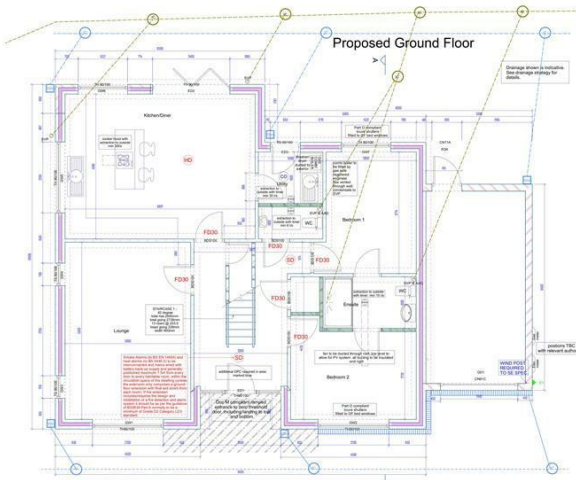
Road Map Hybrid Map Terrain Map

Road Map Hybrid Map Terrain Map

Road Map Hybrid Map Terrain Map



Floor Plan

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SITE PREPARATION
All vegetation must be removed or killed where required.

COMMISSIONING AND TESTING

- 1) Commissioning of a new and/or an existing feed mechanical work tested and commissioned operating as required as required to achieve the design output body that commissioning notice required by regulation of the work inspectors etc.) (Regulation information should be)
- 2) The person carrying out the completed job sufficient and its maintenance is to be carried out by the same person and sample written justification verification system.
- 3) Regulation 62 - new dwellings must be built according to building control body in accordance with regulation 20(3) (as amended).

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on the surrounding area and should be devoid of obstacles such as curtains, emblems or Architectural features.

AIR FLOW RATE TESTING, COMMISSIONING AND RECORDS

- 1. Mechanical ventilation systems (both intermittent and continuous) shall be tested and commissioned in accordance with the following criteria:
- 2. Commissioning must be given to the building contractor by the manufacturer of the equipment and the flow rates must be given to the building contractor.
- 3. The building contractor shall ensure that the minimum and actual airflow rates for background ventilation, recorded, along with the location of installed background ventilation units, are available to the building contractor for use and close custody and the quality of the installation is certified by the manufacturer.
- 4. The building contractor shall ensure that the following systems should be inspected and tested and the results of the inspection and testing should be reported directly to the controls provided with the installation.
- 5. The building contractor shall ensure that the following systems are tested and reported to the controls:
- 6. For ducted systems, a set of ductwork and terminals, the flow rates of the air from the terminals, the air distribution and the system are in good condition with no obvious defects.
- 7. For background ventilation, the flow rates of the air from the terminals are in good condition with no obvious defects.
- 8. For background ventilation, the flow rates of the air from the terminals are in good condition with no obvious defects.
- 9. For background ventilation, the flow rates of the air from the terminals are in good condition with no obvious defects.

MECHANICAL TOLERANCE NULIFICATION
The design of a mechanical assembly is the result of the drawing in accordance with manufacturing tolerances. The manufacturing tolerances are specified as a function of the assembly and the assembly is checked in accordance with the manufacturing tolerances. The manufacturing tolerances are specified as a function of the assembly and the assembly is checked in accordance with the manufacturing tolerances.

OPERATING AND MAINTENANCE INSTRUCTIONS
The operating and maintenance instructions are the result of the design of the assembly. The operating and maintenance instructions are the result of the design of the assembly. The operating and maintenance instructions are the result of the design of the assembly.

SECTION OF VENTILATION

through mechanical exhaust fans. The fan rates for the exhaust system should be based on the worst-case scenario. The fan rates for the exhaust system should be based on the worst-case scenario. The fan rates for the exhaust system should be based on the worst-case scenario.

BUILDING REGULATIONS PART 1: STRUCTURAL REQUIREMENTS

Thickness of walls, joists, beams, and floors and openings to comply with those provided by structural calculations. (SEE B3)

BUILDING REGULATIONS PART 2: FIRE PROTECTION

All new buildings are subject to fire-protection regulations and working safely with fire. Fire protection regulations and working safely with fire. Fire protection regulations and working safely with fire.

BUILDING REGULATIONS PART 3: CONSTRUCTION

Construction of buildings and structures. Construction of buildings and structures. Construction of buildings and structures.

BUILDING REGULATIONS PART 4: ELECTRICAL

Electrical systems and wiring. Electrical systems and wiring. Electrical systems and wiring.

BUILDING REGULATIONS PART 5: PLUMBING

Plumbing systems and fixtures. Plumbing systems and fixtures. Plumbing systems and fixtures.

BUILDING REGULATIONS PART 6: MECHANICAL

Mechanical systems and equipment. Mechanical systems and equipment. Mechanical systems and equipment.

BUILDING REGULATIONS PART 7: ENVIRONMENTAL

Environmental systems and controls. Environmental systems and controls. Environmental systems and controls.

BUILDING REGULATIONS PART 8: SAFETY

Safety systems and protocols. Safety systems and protocols. Safety systems and protocols.

BUILDING REGULATIONS PART 9: MAINTENANCE

Maintenance systems and procedures. Maintenance systems and procedures. Maintenance systems and procedures.

BUILDING REGULATIONS PART 10: COMPLIANCE

Compliance systems and documentation. Compliance systems and documentation. Compliance systems and documentation.

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Stems of *Alseodaphne* and sprindles to be minimum 800mm. Width and length of leaves to be at least the same width as the stemplate. Laminating to be clear of short ends and bottom of each joint. Maximum pitch 42 degrees, minimum headlamps of pitch level to be maintained throughout the year. Height of headlamps to be 800mm above the platform, headlamps to be provided to both sides of area greater than 1000mm wide. 1200mm maximum spacing for sublighting/dimming. Minimum size 150mm, maximum size 220mm, minimum joint 220mm. Maximum joint 220mm. The maximum relationship between the dimensions of the size and joint between the size plus the joint 20% + G should be between 500mm and 750mm. 50mm joint on tapered breaks at least.

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Viewing Energy Efficiency Graph

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 Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-30) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-33) F (1-30) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.