



**7 Newtontdale Garth, Bridlington, YO16 6GP**

**Price Guide £330,000**



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Welcome to the desirable residential area of Newtondale Garth, Bridlington. A spacious detached bungalow situated on a good size plot.

The property comprises three reception rooms, providing ample space for relaxation and entertainment. Three well-appointed bedrooms and two modern bathrooms ideal for those seeking extra space for guests,

Also featuring generous parking, complemented by a double garage, ensuring that you will never be short of space for your vehicles or hobbies.

Situated on the north side of Bridlington, this bungalow is conveniently located near Martongate amenities, including a supermarket, a library, the Friendly Foresters Inn and bus routes. To truly appreciate this bungalow, a viewing is highly recommended.

Don't miss your chance to make this lovely home your own.

#### **Entrance:**

Composite door into inner lobby, upvc double glazed window and central heating radiator.

Door into inner hall, central heating radiator, built in storage cupboard housing gas combi boiler and access to boarded loft space by drop down ladder.

#### **Lounge:**

16'8" x 10'7" (5.10m x 3.25m)

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

Archway into the dining room.

#### **Dining room:**

11'1" x 9'4" (3.39m x 2.85m)

A rear facing room, two central heating radiators and upvc double glazed patio doors into the sun room.

#### **Sun room:**

9'6" x 8'10" (2.92m x 2.70m)

Over looking the garden, upvc double glazed windows, central heating radiator and upvc double glazed french doors.

#### **Kitchen:**

11'0" x 7'10" (3.37m x 2.41m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, integrated microwave, plumbing for washing machine, space for fridge/freezer, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

#### **Bedroom:**

11'10" x 10'9" (3.62m x 3.28m)

A rear facing double room, built in wardrobes, drawers and dresser. Upvc double glazed window and central heating radiator.

#### **En-suite:**

6'4" x 5'8" (1.94m x 1.74m)

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

#### **Bedroom:**

12'5" x 7'8" (3.81m x 2.35m)

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

#### **Bedroom:**

9'7" x 7'4" (2.93m x 2.25m)

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

### **Bathroom:**

**8'2" x 6'4" (2.49m x 1.94m)**

Comprises walk in shower with plumbed in shower; wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window, central heating radiator and electric towel rail.

### **Exterior:**

To the front of the property is a open plan garden with lawn.

To the side elevation is a private paved driveway with extensive parking leading to the double garage.

### **Garden:**

To the rear of the property is a private fenced garden. Paved patio, lawn, borders of hedges, shrubs and bushes. A greenhouse and a shed.

### **Double garage:**

Electric door, power and lighting.

### **Notes:**

Council tax band: D

### **Purchase procedure**

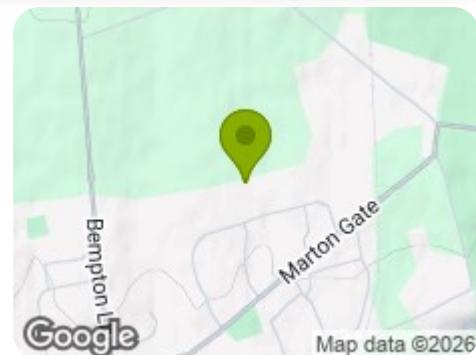
On acceptance of any offer in order to comply with current

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.

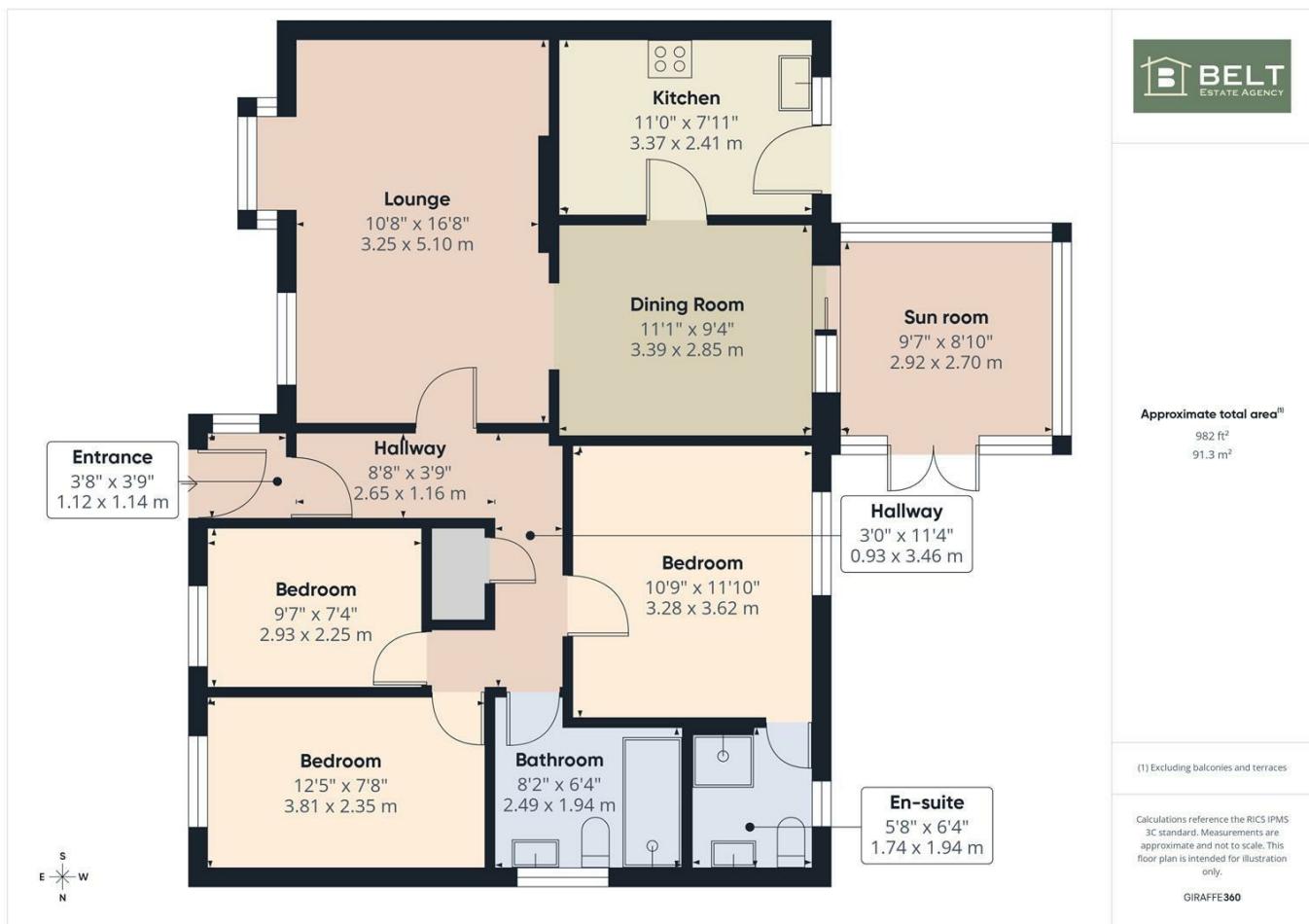
### **General Notes:**

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.





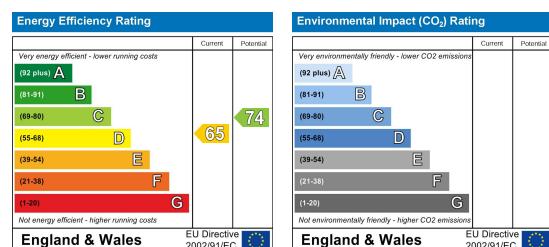
## Floor Plan



## 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.