



## 131 Marton Gate, Bridlington, YO16 6YE

Price Guide £400,000



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Welcome to the desirable area of Marton Gate, Bridlington, this semi-detached house presents an excellent opportunity for families.

Boasting three spacious double bedrooms and two well-appointed bathrooms, this property is designed for comfortable living. The generous layout includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time.

Set on a large plot, the property offers vast potential for further development, subject to the necessary planning permissions. The expansive outdoor space is complemented by a large garage/workshop, providing ample storage and workspace for hobbies or projects. With extensive parking available convenience is assured for both residents and visitors.

Residents will appreciate the prime location, with local amenities just a stone's throw away. A nearby supermarket, a restaurant/inn, schools, bus routes, and a public library ensure that all essential services are within easy reach. Also close proximity to the seafront, the north beach, cliff top walks and sewerby village.

The absence of an ongoing chain allows for a smoother transition into your new home.

#### **Entrance:**

Upvc double glazed door into outer porch, tiled floor. Door into spacious inner hall, understairs storage cupboard and central heating radiator.

#### **Wc:**

3'2" x 2'11" (0.97m x 0.91m)

Wc, wash hand basin and wall panelling.

#### **Lounge:**

15'9" x 13'8" (4.81m x 4.18m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window with window seat, upvc double glazed window and central heating radiator.

#### **Dining room:**

14'11" x 13'10" (4.55m x 4.24m)

A spacious double aspect room, gas fire with marble inset and wood surround. Upvc double glazed bay window, upvc double glazed window and central heating radiator.

#### **Kitchen/diner:**

17'5" x 13'10" (5.33m x 4.22m)

Fitted with a range of base and wall units, breakfast bar, stainless steel one and a half sink unit, electric double oven, gas hob with extractor over. Part wall tiled, integrated fridge/freezer and washing machine. Two upvc double glazed windows, two central heating radiators and upvc double glazed door onto the rear garden.

#### **First floor:**

Upvc double glazed window, built in storage cupboard housing gas boiler and hot water store.

#### **Bedroom:**

13'10" x 10'5" (4.23m x 3.19m)

A spacious front facing double room, built in wardrobes and drawers. Three upvc double glazed windows and central heating radiator.

#### **Bedroom:**

13'0" x 9'8" (3.97m x 2.95m)

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

#### **Bathroom:**

6'4" x 6'2" (1.95m x 1.88m)

Comprises bath, shower cubicle with electric shower and wash hand basin. Part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

#### **Wc:**

5'9" x 2'10" (1.77m x 0.88m)

Wc, part wall tiled, upvc double glazed window and central heating radiator.

#### **Bedroom:**

12'9" x 10'3" (3.90m x 3.14m)

A double aspect room, two upvc double glazed windows and central heating radiator.

### Shower room:

6'5" x 4'9" (1.96m x 1.46m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

### Second floor:

#### Loft room:

13'8" x 7'6" (4.19m x 2.30m)

A rear facing room, velux window and central heating radiator.

#### Exterior:

To the front of the property is a large well established garden with lawn, trees, shrubs and bushes. Pebbled driveway with extensive parking.

#### Garden:

To the rear of the property is an enclosed garden. Decked patio, lawn, paved patio, vegetable plots and a green house.

#### Garage/workshop:

Double length garage/workshop with utility area.

#### 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:

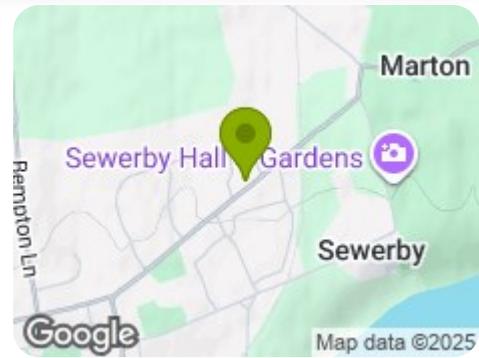
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



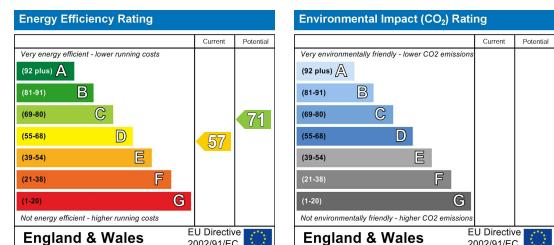
## Floor Plan



## 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.

