



13 Oatland Road, Bridlington, YO16 6UJ

Price Guide £280,000



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Welcome to Oatland Road in the seaside town of Bridlington. This detached bungalow presents an excellent opportunity for those looking to downsize without compromising on comfort.

The property features a spacious reception room, kitchen, two well-appointed bedrooms and a bathroom. The well-maintained interior ensures a welcoming atmosphere, making it easy to settle in and feel at home.

One of the standout features of this property is its location. Residents will benefit from being just a short stroll away from local shops and restaurants, ensuring that everyday amenities are easily accessible. For those who appreciate the great outdoors, the stunning North Beach and the picturesque village of Sewerby are merely a stone's throw away.

Whether you are looking to downsize or simply seeking a peaceful retreat, this property is sure to impress.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and built in storage cupboard housing gas combi boiler.

Lounge/diner:

20'0" x 13'9" (6.12m x 4.20m)

A spacious double aspect room, electric fire with marble inset and wood surround. Four upvc double glazed windows and two central heating radiators.

Kitchen:

10'10" x 7'9" (3.31m x 2.38m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, integrated fridge and washing machine. Pantry, upvc double glazed stable door into the conservatory.

Upvc conservatory:

16'5" x 4'9" (5.02m x 1.46m)

Over looking the garden, central heating radiator.

Bedroom:

11'9" x 11'8" (3.60m x 3.58m)

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

Bedroom:

10'9" x 9'10" (3.30m x 3.02m)

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

Bathroom:

6'11" x 6'7" (2.11m x 2.03m)

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

Exterior:

To the front of the property is a walled garden with lawn and shrubs and bushes.

To the side elevation is a private block paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a fenced garden. Paved patio to raised decking and further patio. A timber built shed.

Garage:

Electric door, power and lighting.

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.



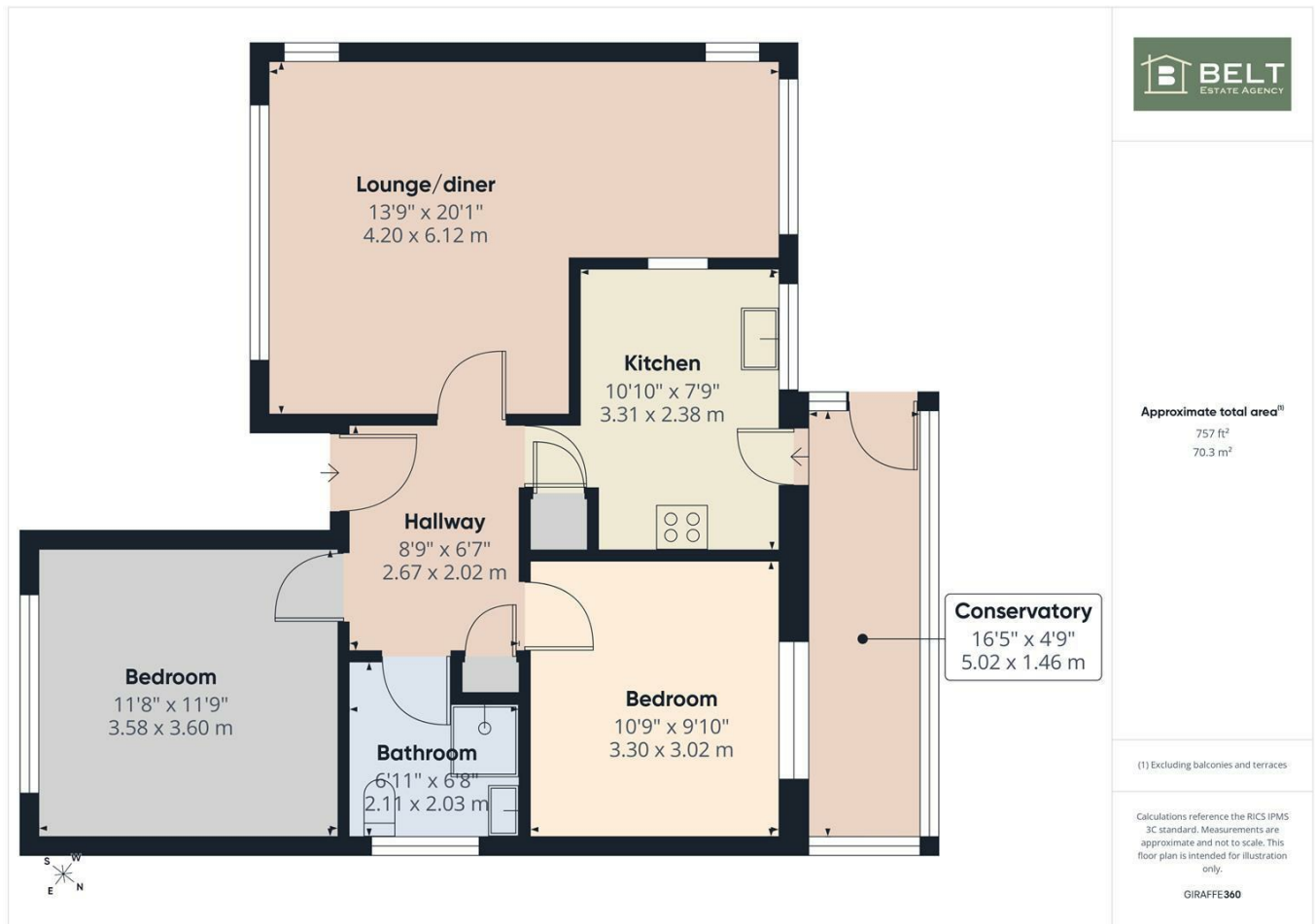
Road Map

Hybrid Map

Terrain Map



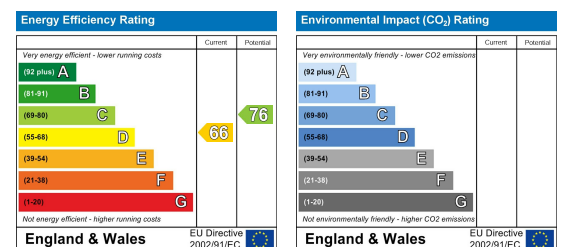
Floor Plan



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.