



**BELT**  
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**86 Viking Road, Bridlington, YO16 6TW**

**Price Guide £279,950**



# 86 Viking Road

Bridlington, YO16 6TW

## Price Guide £279,950



Welcome to this prime residential area on the north side of Bridlington.

This beautifully presented detached house on Viking Road features three well-proportioned bedrooms, a comfortable reception room, and a modern bathroom, making it an ideal family home.

One of the standout features of this property is its open aspect to the rear, which enhances the sense of space and light throughout.

The beautifully maintained rear garden provides a retreat, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

The location is truly enviable, with local shops, restaurants, and public house just a short stroll away. For those who enjoy the outdoors, Sewerby village and the stunning north beach are within easy reach, offering scenic cliff-top walks and views of the coastline. The nearby bus routes provide access to the wider area.

This home must be viewed to fully appreciate all that it has to offer. Don't miss your chance to make this house your new home.

### Entrance:

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

### Lounge/diner:

22'10" x 11'1" (6.97m x 3.39m)

A spacious double aspect room, electric fire with a wood surround, upvc double glazed window, central heating radiator and upvc double glazed french doors into the conservatory.

### Upvc conservatory:

12'0" x 9'5" (3.66m x 2.89m)

Over looking the garden, central heating radiator and french doors.

### Kitchen:

12'11" x 7'8" (3.95m x 2.35m)

Fitted with a range of modern base and wall units, stainless steel sink unit, part wall tiled, stainless steel extractor, part wall tiled, plumbing for washing machine, upvc double glazed window and upvc double glazed door onto the garden.

### First floor:

Access to a part boarded loft space with drop down ladder and gas combi boiler.

### Bedroom:

13'1" x 10'4" (3.99m x 3.15m)

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

### Bedroom:

10'2" x 9'3" (3.12m x 2.83m)

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

### Bedroom:

10'0" x 6'6" (3.06m x 2.00m)

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

### **Bathroom:**

6'7" x 5'6" (2.03m x 1.69m)

Comprises a modern suite, bath with electric shower over, was and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and central heating radiator.

### **Exterior:**

To the front of the property is a open plan garden with lawn and borders of shrubs and bushes. Private driveway leading to the garage.

### **Garden:**

To the rear of the property is a beautiful garden with open views. Paved patio to lawn with established borders of shrubs and bushes. Water point, timber built shed and greenhouse.

### **Garage:**

15'1" x 8'6" (4.60m x 2.60m)

Electric roller 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:**

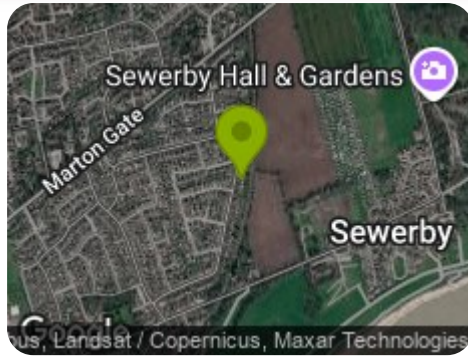
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



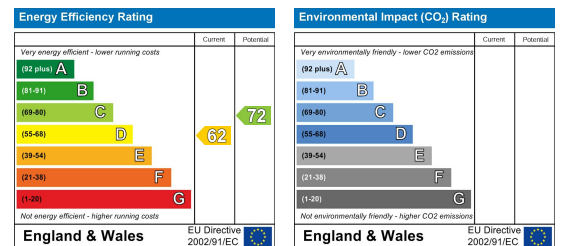
## Floor Plan



## 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.



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