



BELT
ESTATE AGENCY

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37 Mount Drive, Bridlington, YO16 7HP

Offers In The Region Of £130,000



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Welcome to Mount Drive in the coastal town of Bridlington.

This semi-detached bungalow offers a perfect opportunity for those looking to downsize.

The property features a well-proportioned reception room, a comfortable bedroom, and a bathroom, making it an ideal retreat for individuals or couples.

Conveniently located just off Marton Road, this bungalow is within a mere 500 meters of local shops and a chemist, ensuring that all your daily needs are easily met. Additionally, the property benefits from excellent bus service routes, providing easy access to the wider Bridlington area.

With parking available for one vehicle, this home combines practicality with comfort.

The absence of an ongoing chain allows for a smooth and straightforward purchasing process, making it an attractive option for prospective buyers.

This bungalow on Mount Drive is not to be missed.

Entrance:

Upvc double glazed door into inner hall. central heating radiator.

Lounge:

10'8" x 9'4" (3.26m x 2.87m)

A front facing room, fireplace with wood surround, stripped floor boards, built in storage cupboards, upvc double glazed bay window and central heating radiator.

Utility cupboard:

6'3" x 2'5" (1.91m x 0.74m)

Gas combi boiler and upvc double glazed window.

Kitchen:

10'9" x 5'4" (3.28m x 1.65m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob. Part wall tiled, plumbing for washing machine and upvc double glazed window.

Bedroom:

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

A rear facing double room, stripped floor boards, central heating radiator and upvc double glazed patio doors into the conservatory.

Upvc conservatory:

10'1" x 5'8" (3.08m x 1.73m)

Over looking the garden, stripped floor boards and central heating radiator.

Bathroom:

6'3" x 5'5" (1.91m x 1.67m)

Comprises electric shower, wc, wash hand basin, part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden area and private car parking space.

Garden:

To the rear of the property is a fenced garden, patio to lawn and borders of shrubs and bushes. A timber built shed.

Notes:

Council tax band A

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

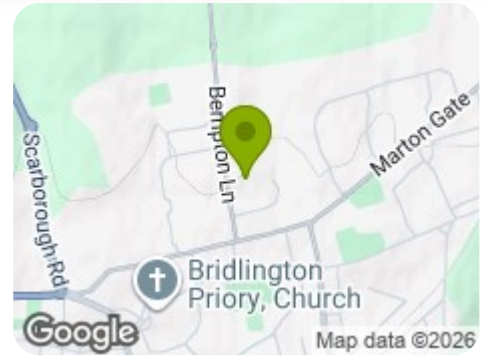
survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, 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.



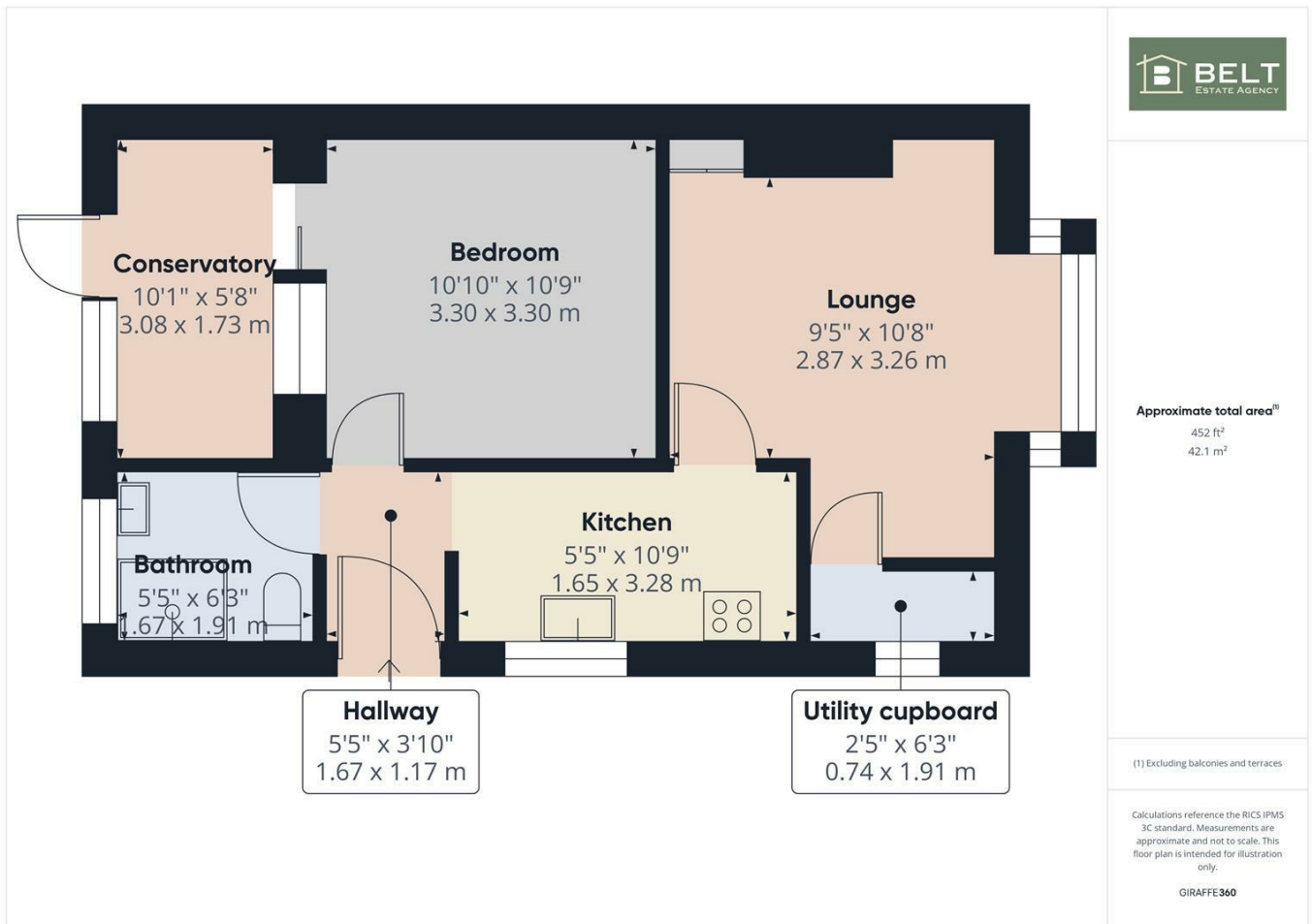
Road Map

Hybrid Map

Terrain Map



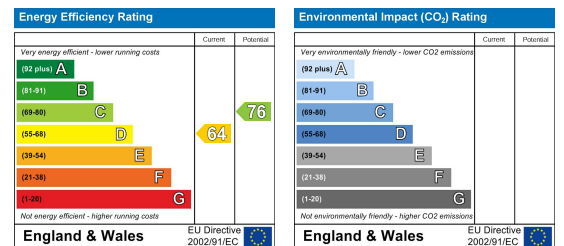
Floor Plan



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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