



## 2 Normandy Garth, Bridlington, YO16 4LT

Asking Price £275,000



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Welcome to Normandy Garth in the coastal town of Bridlington. This detached house offers a perfect blend of modern living and comfort.

The property, built in 2021, features three well-proportioned bedrooms and two bathrooms, making it an ideal choice for families or those seeking a holiday retreat.

The heart of the home is undoubtedly the lovely kitchen/diner, which overlooks the garden, providing a bright and inviting space for family meals or entertaining guests.

Currently operated as a holiday let, this property presents a fantastic opportunity for those looking to invest in a lucrative rental or for families seeking a permanent residence.

The house is situated on a new development on the north side of Bridlington, just off Easton Road, offering a peaceful environment while still being conveniently close to local amenities and attractions.

Don't miss the chance to make this lovely house your new home.

## Entrance:

Composite door into inner hall, understairs storage cupboard and central heating radiator.

## Wc:

5'8" x 2'11" (1.74m x 0.90m)

WC, wash hand basin, extractor, upvc double glazed window and central heating radiator.

## Lounge:

15'8" x 9'10" (4.79m x 3.02m)

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

## Kitchen/diner:

16'9" x 12'8" (5.13m x 3.88m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric double oven and hob with stainless

steel extractor over. Integrated dishwasher, space for a fridge/freezer, vertical radiator and upvc double glazed patio doors onto the garden.

## Utility:

5'4" x 4'0" (1.64m x 1.23m)

Fitted with wall units, plumbing for washing machine, gas combi boiler, extractor, central heating radiator and upvc double glazed door to the side elevation.

## First floor:

Built in storage cupboard, upvc double glazed window and central heating radiator.

## Bedroom:

11'3" x 10'1" (3.43m x 3.08m)

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

## En-suite:

6'5" x 4'7" (1.97m x 1.42m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, tiled floor, extractor, upvc double glazed window and chrome ladder radiator.

## Bedroom:

10'10" x 8'3" (3.32m x 2.52m)

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

## Bedroom:

10'9" x 8'2" (3.30m x 2.50m)

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

### Bathroom:

6'3" x 5'6" (1.91m x 1.70)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

### Exterior:

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

Block paved driveway for parking. Further block paved driveway leading to the garage.

Gated side access with outside tap and access to rear garden.

### Garden:

To the rear of the property is a private fenced garden. Paved patio to lawn to further paved patio.

### Garage:

19'0" x 9'3" (5.80m x 2.84m )

Up and over door, power and lighting.

### Notes:

Council tax band D

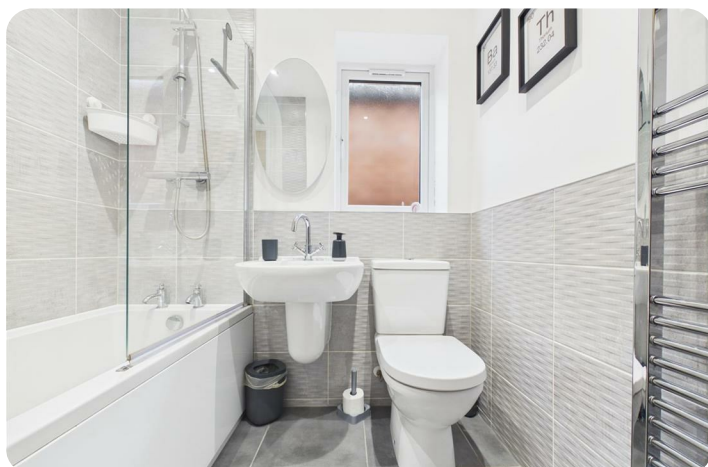
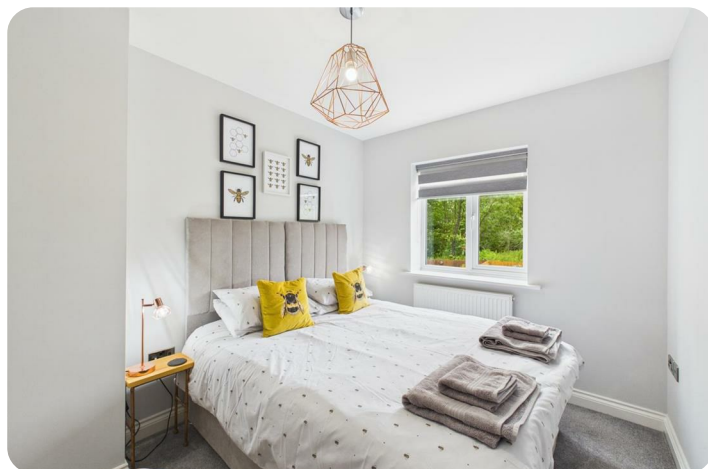
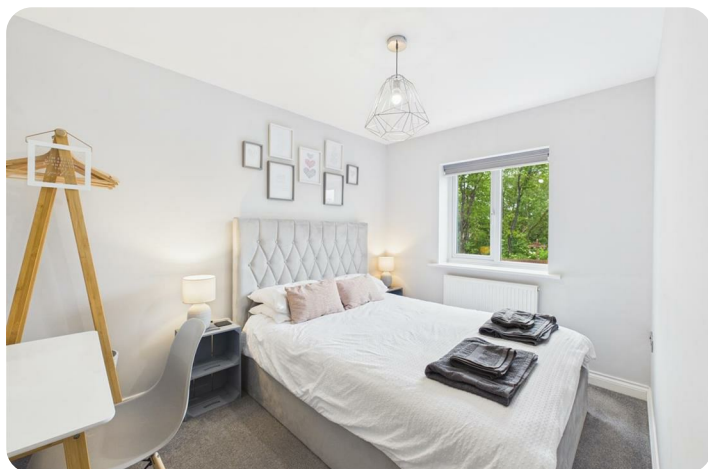
Property was built 2021

### 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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