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42 Martongate, Bridlington, YO16 6YD

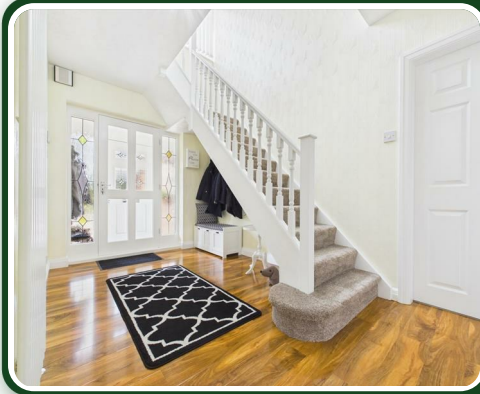
Price Guide £325,000



42 Martongate

Bridlington, YO16 6YD

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Welcome to the desirable area of Martongate, Bridlington. This Dunk built detached dormer bungalow boasts three well-proportioned bedrooms and a spacious reception room, making it an ideal home for down sizing without compromising on space. The current owners have thoughtfully upgraded the property, ensuring it is in move-in condition. The modern kitchen and bathroom are particularly noteworthy, providing both style and functionality for everyday living. The generous layout allows for ample space, making it easy to entertain guests or enjoy quiet evenings at home.

One of the standout features of this bungalow is the private south-facing garden, which offers an outdoor space to relax and unwind.

The prime location further enhances its appeal, with local amenities just a stone's throw away. Residents will appreciate the proximity to a supermarket, a restaurant/inn, schools, bus routes, and a public library.

This bungalow is a must-view for anyone seeking a spacious, modern home in a convenient location. Don't miss the opportunity to make this property your own.

Entrance:

Composite door into inner porch, courtesy door into the garage. Door into a spacious inner hall, vertical radiator.

Lounge:

15'11" x 11'11" (4.86m x 3.64m)

A spacious rear facing room, media wall with modern electric fire, three upvc double glazed windows and two central heating radiators.

Kitchen/diner:

14'0" x 11'3" (4.27m x 3.44m)

Fitted with a range of modern base and wall units, composite sink unit, solid wood worktop, extractor, space for a fridge/freezer, plumbing for washing machine and dishwasher. Upvc double glazed window, vertical radiator and composite door providing access to the rear garden.

Bedroom/dining room:

11'10" x 11'4" (3.61m x 3.47m)

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

Bathroom:

8'9" x 8'9" (2.67m x 2.67m)

A beautifully appointed contemporary bathroom featuring a stylish modern suite, freestanding bath and a separate shower cubicle with a plumbed rainfall shower. Wc, wash hand basin with vanity unit, wall panelling, ladder radiator, extractor fan and upvc double glazed window.

First floor:

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

Bedroom:

14'9" x 11'11" (4.50m x 3.64m)

A spacious rear facing double room, extensive built in wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

14'6" x 8'11" (4.44m x 2.72m)

A spacious rear facing double room, extensive built in wardrobes, upvc double glazed window and central heating radiator.

Wc:

7'5" x 3'9" (2.27m x 1.16m)

Wc, wash hand basin with vanity unit, upvc double glazed window and ladder radiator.

Exterior:

A walled front garden welcomes you with a beautifully maintained lawn framed by mature shrubs and bushes.

A generous block-paved driveway provides parking for up to four

cars and leads to the garage.
Gated pathways on both sides of the property offer convenient access to the rear garden.

Garden:

To the rear of the property lies a private, south-facing garden, fully enclosed by fencing.

A paved patio offers an ideal spot for outdoor dining or relaxed seating, leading onto a neatly kept lawn framed by attractive pebbled borders.

A second pebbled seating area provides an additional place to unwind or entertain.

The garden is thoughtfully equipped with two outdoor power points and water point, adding practical convenience for gardening or hosting. A 17ft timber-built shed completes the space, offering useful storage for tools, bikes, or outdoor furniture.

Garage:

Up and over door, power, lighting, and housing a gas combi boiler. The space includes a upvc double glazed side window and a central heating radiator for year round usability. It is further enhanced by fitted base and wall units and upvc double glazed patio doors, creating a versatile divided area suitable for storage, hobbies, or workspace.

Notes:

Council tax band: D

Property was fully rewired two years ago.

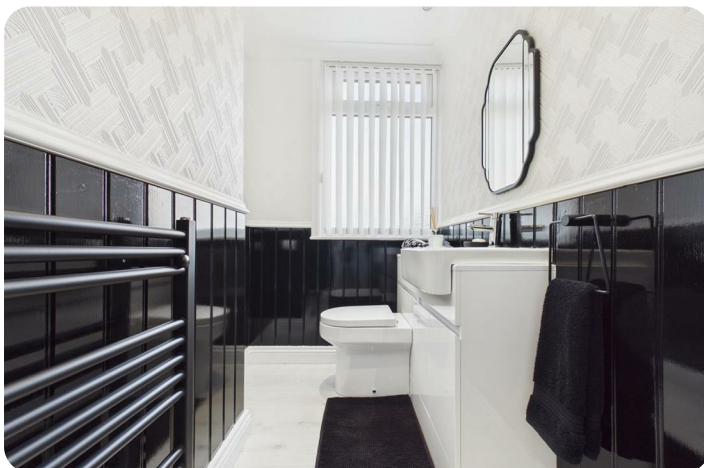
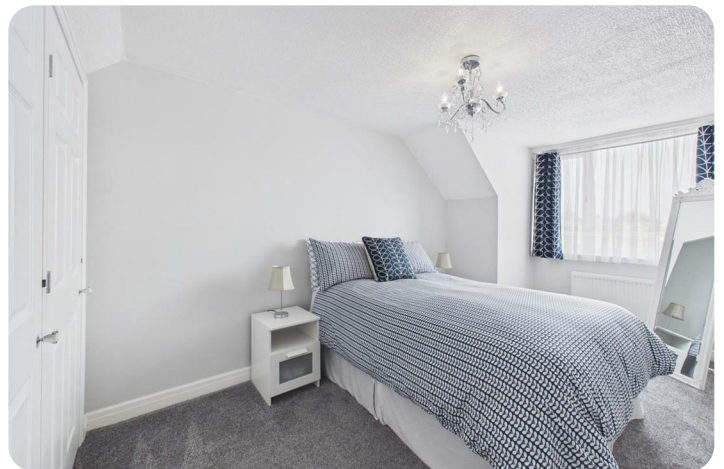
New heating system two years ago.

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:

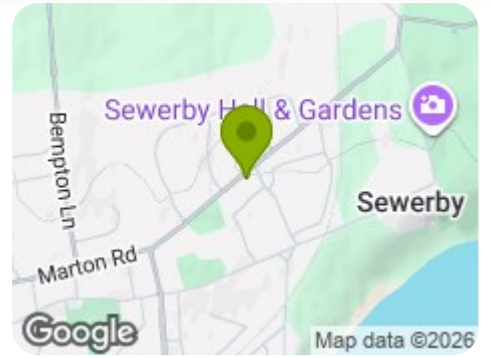
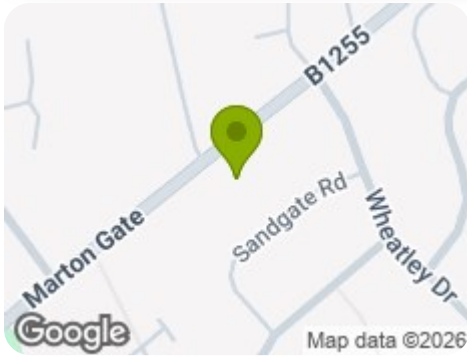
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



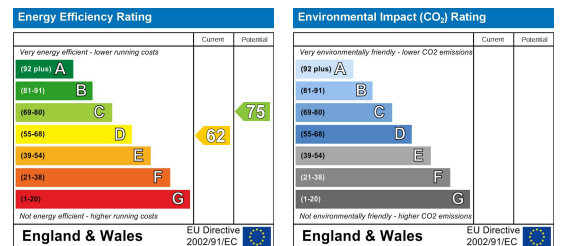
Floor Plan



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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