



BELT
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29 Sandgate Road, Bridlington, YO16 6UE

Price Guide £330,000



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Welcome to the desirable area of Sandgate Road, Bridlington. This impressive detached bungalow offers a perfect blend of space and comfort.

The property boasts a spacious lounge, dining area, sun room over looking the gardens. Kitchen, cloakroom, utility, three well proportioned bedrooms and a bathroom.

Set on a generous corner plot, the bungalow boasts a south-facing main garden, perfect for enjoying the sunshine throughout the day. The property also benefits from extensive private parking, along with a convenient double garage, making it ideal for those with multiple cars, guests or for use as extra storage space.

Located in a prime residential area on the north side of Bridlington, this property is ideally situated within easy reach of local shops, restaurants, and public houses. The village of Sewerby, the picturesque cliff tops, and the stunning north beach are all just a short distance away.

This spacious bungalow truly must be viewed to appreciate all that it has to offer. This property presents an excellent opportunity to make it your own. No onward chain.

Entrance:

12'6" x 5'4" (3.82m x 1.65m)

Upvc double glazed doors into inner hall, central heating radiator and built in cloak cupboard with central heating radiator.

Lounge:

27'11" x 13'1" (8.53m x 3.99m)

A spacious front facing room, gas fire in a stone surround, two upvc double glazed windows, window looking into the sun room and central heating radiator.

Dining area:

10'9" x 9'7" (3.28m x 2.93m)

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

Sun room:

11'1" x 10'11" (3.40m x 3.33m)

Over looking the garden, upvc double glazed windows, central heating radiator and upvc double glazed door.

Kitchen:

13'1" x 10'7" (3.99m x 3.23m)

Fitted with a range of base and wall units, composite one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for dishwasher, integrated fridge. Gas combi boiler, upvc double glazed window and central heating radiator.

Rear lobby:

7'3" x 4'1" (2.21m x 1.26m)

Tiled floor and upvc double glazed door onto the garden.

Cloakroom:

6'10" x 4'8" (2.10m x 1.44m)

Wc, wash hand basin, extractor and central heating radiator.

Utility:

7'1" x 5'0" (2.16m x 1.54m)

Stainless steel sink unit, plumbing for washing machine, part wall tiled, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Bedroom:

12'10" x 11'9" (3.93m x 3.60m)

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

Bedroom:

11'1" x 10'6" (3.38m x 3.21m)

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

Bedroom:

9'4" x 7'4" (2.87m x 2.25m)

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

Bathroom:

8'2" x 7'3" (2.51m x 2.21m)

Comprises corner bath, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

The property sits on a good size corner plot with south facing main garden which is paved, pebbled and lawn area. A green house and timber built shed.

Further lawned gardens to the front and side of the property with dwarf wall.

Well established borders of hedges shrubs and bushes.

Block paved driveway with extensive parking leading to the double garage.

Double garage:

17'1" x 14'6" (5.22m x 4.44m)

Electric roller door, power and lighting.

Notes:

Council tax band: D

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



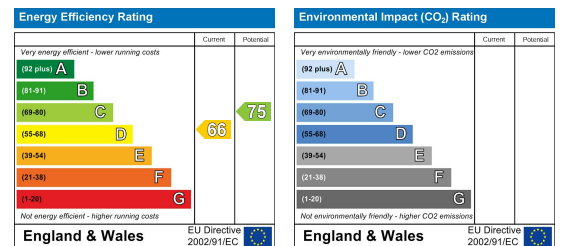
Floor Plan



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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