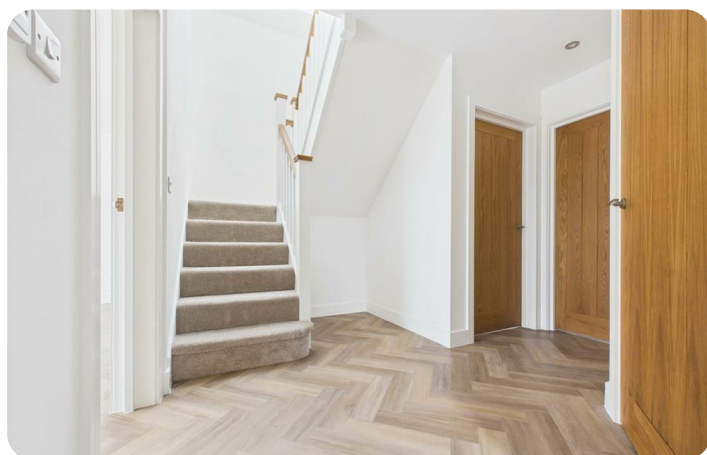




1 Marton View, Bridlington, YO15 1DR

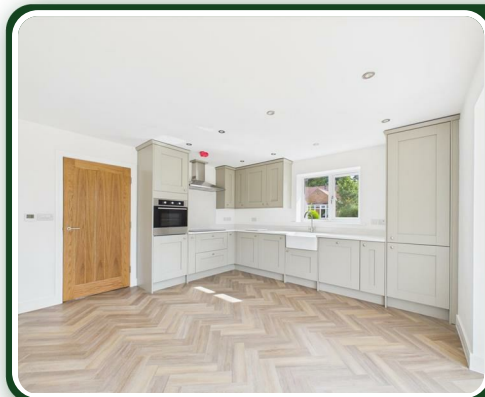
Price Guide £450,000



I Marton View

Bridlington, YO15 1DR

Price Guide £450,000



Welcome to the desirable area of Marton View, Bridlington, this stunning detached home is a new build, currently under construction and set to be completed by the end of June. Built by a reputable builder, this property promises quality and modern living in a prime residential location.

This property boasts three well-proportioned bedrooms and two modern bathrooms making it an ideal family home. The reception room providing a welcoming atmosphere, perfect for relaxation. The modern kitchen/diner is a highlight of the property, featuring large windows that flood the space with natural light, creating a bright and airy environment for family meals or gatherings.

Situated on a good-sized plot, this home offers ample outdoor space for hosting summer barbecues.

The location is particularly advantageous, as it is close to a variety of local amenities, including a supermarket, a restaurant/inn, schools, and a public library. For those who enjoy the outdoors, the property is conveniently located near the seafront, the picturesque north beach, and scenic cliff-top walks, as well as the village of Sewerby.

Don't miss the chance to make this beautiful property your new home.

The property has a PCC building certificate.

Entrance:

11'9" x 3'6" (3.59m x 1.08m)

Composite front door opening into a spacious entrance hall with spotlights throughout.

Kitchen/Diner:

21'9" x 13'4" (6.65m x 4.07m)

Fitted with a stylish range of modern base and wall units, this well-appointed kitchen features an integrated electric oven, induction hob with a stainless steel extractor hood above and a Belfast sink. Additional benefits include integrated fridge/freezer and dishwasher, recessed spotlights throughout, two upvc double glazed windows providing plenty of natural light and a upvc double glazed door offering direct access to the rear garden.

Utility:

9'8" x 8'6" (2.96m x 2.61m)

Fitted with a range of modern base and wall-mounted units incorporating a Belfast sink, with complementary work surfaces. Features include inset spotlights throughout, plumbing for a washing machine and a upvc double glazed window providing natural light.

Bathroom:

6'6" x 5'4" (2.00m x 1.63m)

Comprising a modern suite including a shower cubicle with a plumbed shower, WC and wash hand basin set within a vanity unit with fitted storage beneath. Finished with part tiled walls, an extractor fan and a upvc double glazed window.

Bedroom:

12'11" x 10'5" (3.95m x 3.20m)

A dual facing double room, two upvc double glazed windows.

Sitting Room:

10'7" x 9'9" (3.23m x 2.98m)

A dual facing room, two upvc double glazed windows.

First Floor:

10'0" x 6'5" (3.05m x 1.96m)

Spacious landing featuring a built in storage cupboard, a Velux window that fills the space with natural light and a central heating radiator.

Bedroom:

14'11" x 13'6" (4.55m x 4.13m)

A spacious dual facing double room, two velux windows, upvc double glazed window and central heating radiator.

Bedroom:

13'3" x 8'2" (4.04m x 2.49m)

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

Bathroom:

8'8" x 6'5" (2.65m x 1.97m)

Comprising a modern suite with a panelled bath featuring a shower attachment, WC and wash hand basin unit with fitted storage below. Finished with part-tiled walls, recessed spotlights throughout, an extractor fan, Velux roof window, upvc double glazed window and a contemporary stainless steel heated towel radiator.

Garden:

To the rear of the property is a private, fully enclosed garden with fenced boundaries, featuring an Indian stone paved patio seating area leading onto a well-maintained lawn. To the side of the property is a generous additional lawn area, with a pathway leading to the pebble driveway.

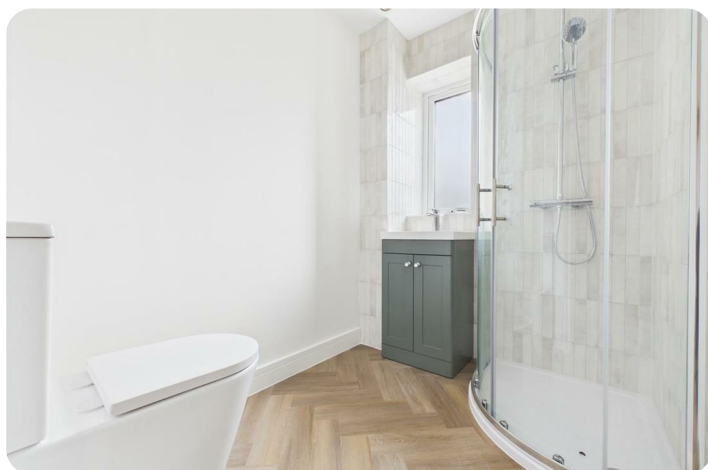
General Notes:

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.

Purchase procedure

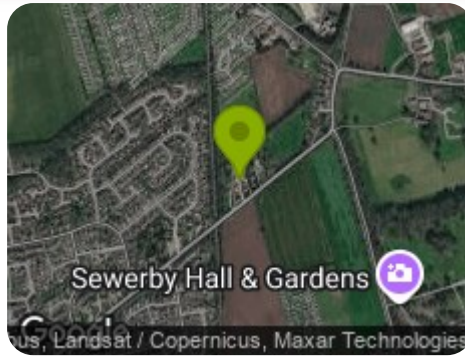
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.



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.