



**Titania, Georgian Way, Bridlington, YO15 3TB**

**Offers Over £300,000**



# Titania, Georgian Way

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Welcome to Georgian Way, this detached bungalow presents a rare opportunity to acquire a spacious home in a sought-after location in Bridlington.

The property comprises two well-proportioned reception rooms, kitchen/diner, two comfortable bedrooms, and two bathrooms.

Situated on the south side of Bridlington, just a short distance from the picturesque south foreshore, where you can enjoy leisurely walks along the beach. For golf enthusiasts, the nearby Belvedere Golf Course offers a fantastic opportunity to indulge in your favourite sport. Additionally, the main Bridlington/Hull road provides excellent transport links for those commuting or exploring the surrounding areas.

Do not miss the chance to make this lovely bungalow your new home.

## Entrance:

Upvc double glazed door into a spacious inner hall, built in storage cupboard housing hot water store and access to the loft space. Courtesy door into the garage, upvc double glazed stained glass oval window and central heating radiator.

## Lounge:

15'10" x 11'10" (4.84m x 3.61m)

A rear facing room, gas fire with marble inset and wood surround. Central heating radiator and upvc double glazed patio doors onto the rear garden.

## Kitchen:

11'10" x 9'2" (3.61m x 2.80m)

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

extractor over. Part wall tiled, integrated dishwasher, space for fridge/freezer, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

## Dining room:

11'6" x 10'7" (3.52m x 3.23m)

A front facing room that could be used a bedroom three, upvc double glazed bay window and central heating radiator.

## Bedroom:

11'7" x 11'6" (3.54m x 3.52m)

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

## En-suite:

7'4" x 3'9" (2.25m x 1.16m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and chrome radiator.

## Bedroom:

11'9" x 10'10" (3.60m x 3.31m)

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

## Bathroom:

9'5" x 6'7" (2.89m x 2.03m)

Comprises bath with electric shower over, bidet, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a garden area with lawn and block paved driveway with ample parking. Gated side access to rear garden.

### Garden:

To the rear of the property is a private low maintenance fence enclosed garden. Block paved patio seating area to stone with raised borders of shrubs and bushes. Pergola and green house.

### Garage:

18'4" x 9'3" (5.59m x 2.83m)

Up and over new electric garage door, power, lighting, gas boiler and plumbing for washing machine.

### Notes:

Council tax band: D

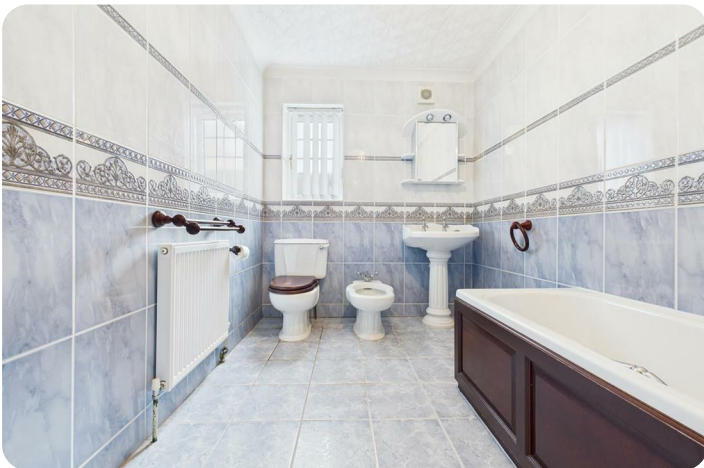
### Purchase procedure

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.



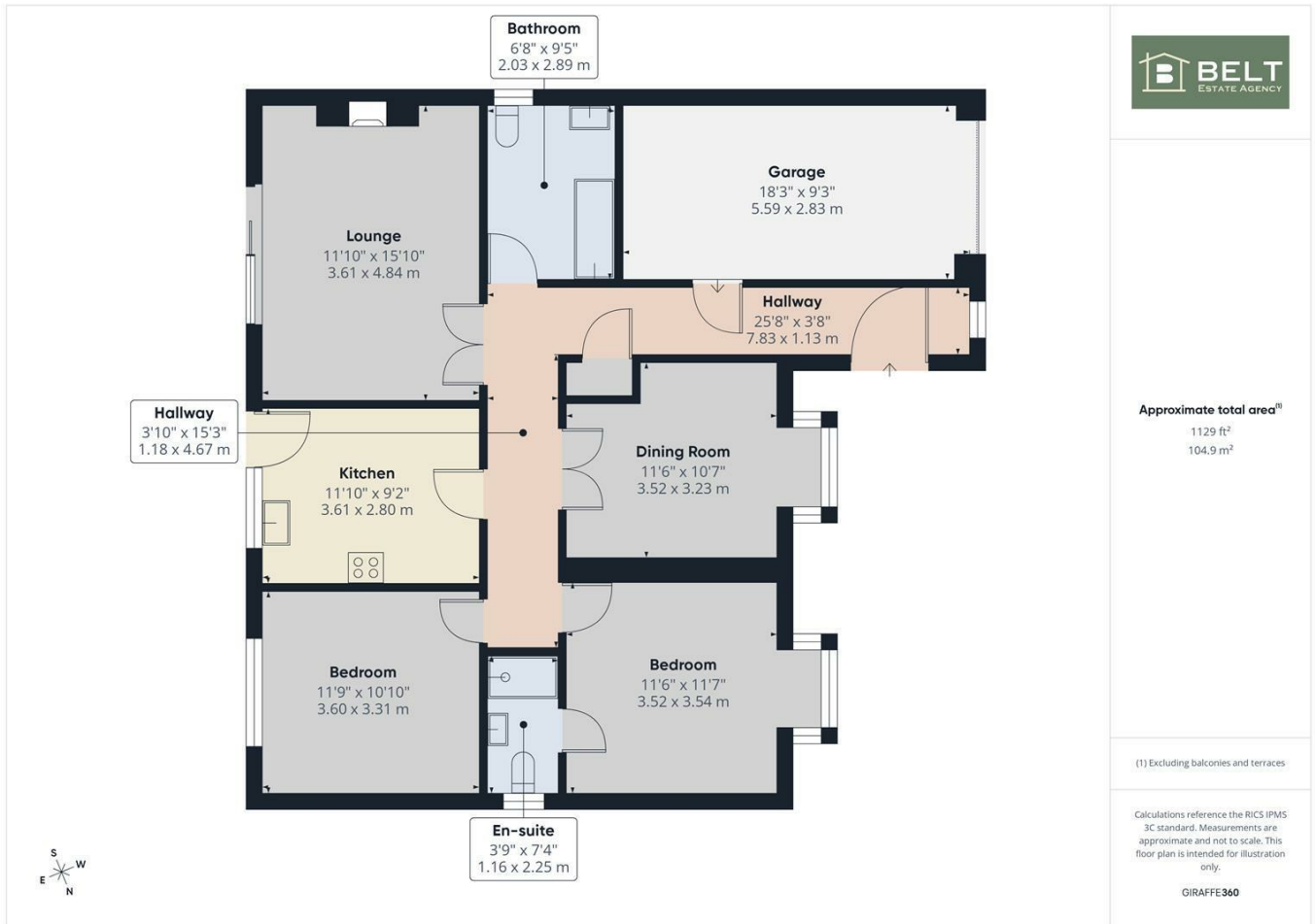
Road Map

Hybrid Map

Terrain Map



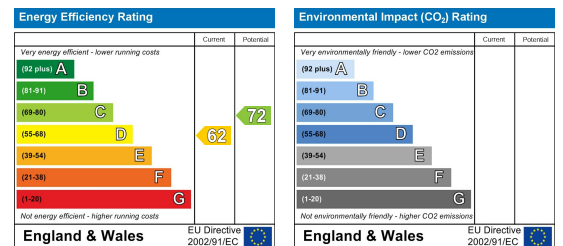
### Floor Plan



### 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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