



BELT
ESTATE AGENCY

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2 Scargate Close, Bridlington, YO16 6ZB

Price Guide £230,000



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Welcome to the desirable Scargate Close in the coastal town of Bridlington, a spacious detached bungalow.

The property features an inviting reception room, modern kitchen, two comfortable bedrooms and a modern bathroom, making it an ideal choice for couples, or those seeking a peaceful retirement.

The property is set on a good-sized corner plot, offering ample outdoor space for gardening or simply enjoying the fresh air.

Located in a prime residential cul-de-sac just off Martongate, residents will benefit from easy access to local amenities. A nearby library, an inn/restaurant, and a supermarket are all within a short distance and various bus service routes.

With no ongoing chain, this bungalow is ready for you to move in and make it your own. This property in Bridlington is not to be missed.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and built in storage cupboard.

Lounge/diner:

20'2" x 11'9" (6.16m x 3.59m)

A spacious double aspect room, gas fire with marble inset and wood surround. Three upvc double glazed windows and two central heating radiators.

Kitchen:

10'7" x 7'10" (3.23m x 2.39m)

Fitted with a range of modern base and wall units,

composite sink unit, electric oven and hob with extractor over. Plumbing for washing machine and dishwasher. Built in storage cupboard housing hot water store, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

Bedroom:

12'9" x 10'0" (3.89m x 3.06m)

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

Bedroom:

9'8" x 9'6" (2.97m x 2.92m)

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

Bathroom:

8'2" x 6'3" (2.50m x 1.91m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a established walled garden with lawn and borders of shrubs and bushes. Private paved driveway leading to the garage.

Garden:

To the rear and side of the property are gardens with lawn, borders of hedges and bushes.

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.



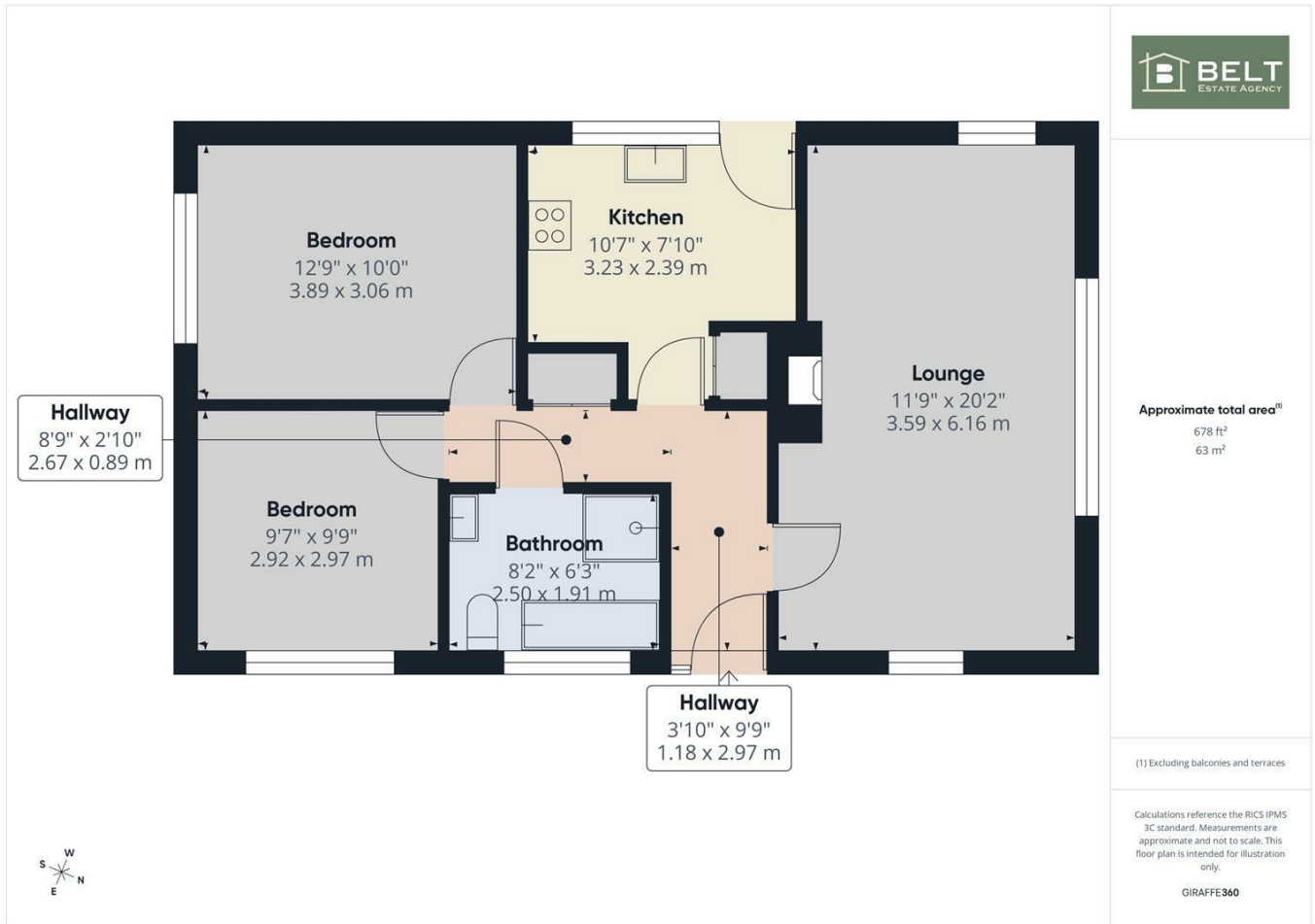
Road Map

Hybrid Map

Terrain Map



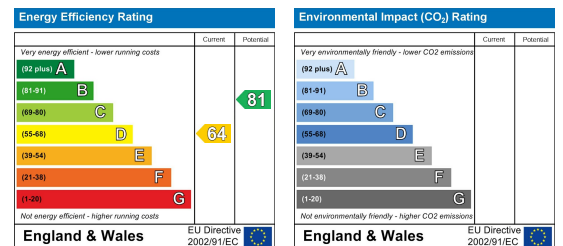
Floor Plan



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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