



**39 Farndale Road, Bridlington, YO16 6GT**

**Price Guide £149,950**



# 39 Farndale Road

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Welcome to Farndale Road in the coastal town of Bridlington, this mid-terrace house presents an excellent opportunity for first-time buyers or investors.

Built in 2006, this property offers a well-designed living space. The home features a welcoming reception room, perfect for relaxation. Ground floor wc, kitchen, two double bedrooms and a bathroom. There is ample space for a small family or couples.

One of the standout features of this property is the provision for parking, with two private car parking spaces available.

The surrounding area boasts a wealth of amenities, with The Co-op supermarket just a stone's throw away, providing easy access to daily essentials. The Friendly Foresters public house is within easy reach and families will appreciate the close proximity to Bridlington North Library, local schools, and parks.

Don't miss your chance to make this property your own.

## Entrance:

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

## Wc:

5'2" x 3'4" (1.59m x 1.02m)

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

## Kitchen:

9'9" x 5'11" (2.98m x 1.82m)

Fitted with a range of base and wall units, stainless steel

sink unit, electric oven and gas hob with stainless extractor over. Gas boiler, part wall tiled, plumbing for washing machine, space for a fridge/freezer, upvc double glazed window and central heating radiator.

## Lounge:

12'5" x 12'3" (3.80m x 3.75m)

A rear facing room, central heating radiator and upvc double glazed patio doors onto the garden.

## First floor:

Central heating radiator.

## Bedroom:

12'5" x 8'9" (3.81m x 2.68m)

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

## Bedroom:

12'5" x 8'1" (3.79m x 2.47m)

A front facing double room, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

## Bathroom:

6'5" x 6'2" (1.96m x 1.88m)

Comprises bath with electric shower over, wc and wash hand basin. Wall panelling, extractor, shaver socket and central heating radiator.



### Exterior:

To the front of the property is a open plan garden with lawn.

### Garden:

To the rear of the property is a low maintenance pebbled garden.

To the rear of the property are two private car parking spaces.

### Notes:

Council tax band: B

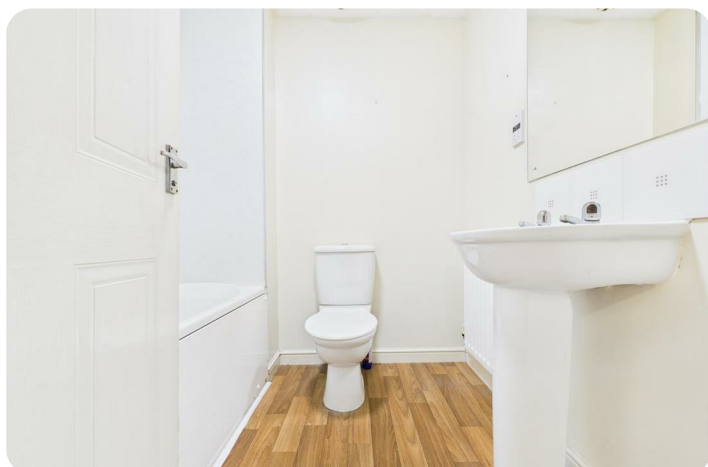
### Purchase procedure

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



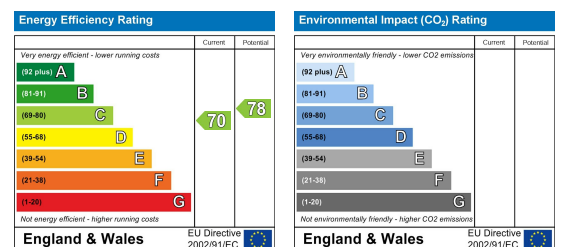
## Floor Plan



## 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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