



**37 Viking Road, Bridlington, YO16 6TW**

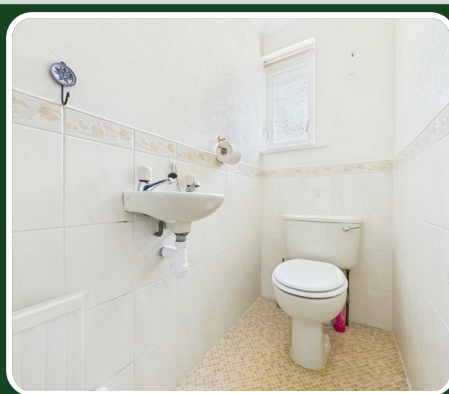
**Price Guide £210,000**



# 37 Viking Road

Bridlington, YO16 6TW

## Price Guide £210,000



Welcome to Viking Road in the coastal town of Bridlington. This two bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient living space.

Situated in a prime residential location on the north side of Bridlington, this home is conveniently close to local shops, restaurants, and public houses. Sewerby village and the stunning north beach, along with scenic cliff top walks, are just a stone's throw away. The nearby bus routes provide easy access to the wider area.

The property comprises: kitchen/diner, spacious lounge, two double bedrooms, upvc conservatory, bathroom and separate wc. Exterior: private driveway with ample parking and gardens. Upvc double glazing and gas central heating.

No ongoing chain, this home is ready for you to move in and make it your own.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator, two built in storage cupboards and access to a boarded loft space by drop down ladder.

### Kitchen/diner:

10'2" x 10'2" (3.11m x 3.10m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer, upvc double glazed window and central heating radiator.

### Lounge:

17'10" x 9'10" (5.45m x 3.02m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and two central heating radiators.

### Bedroom:

12'5" x 9'10" (3.80m x 3.02m)

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

### Bedroom:

10'2" x 9'3" (3.10m x 2.83m)

A rear facing double room, central heating radiator and upvc double glazed french doors into the conservatory.

### Upvc conservatory:

9'0" x 7'10" (2.76m x 2.41m)

Over looking the garden, central heating radiator and french doors.

### Bathroom:

5'4" x 5'2" (1.63m x 1.60m)

Comprises bath with plumbed in shower over, wash hand basin, full wall tiled, upvc double glazed window and central heating radiator.

### Wc:

6'5" x 2'10" (1.96m x 0.88m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.



**Exterior:**

To the front of the property is a open plan garden with lawn. To the side elevation is a private block paved driveway with ample parking.

**Garden:**

To the rear of the property is a private fenced garden. Paved patio, lawn and borders of shrubs and bushes. Two timber built sheds.

**Notes:**

Council tax band: C

**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.



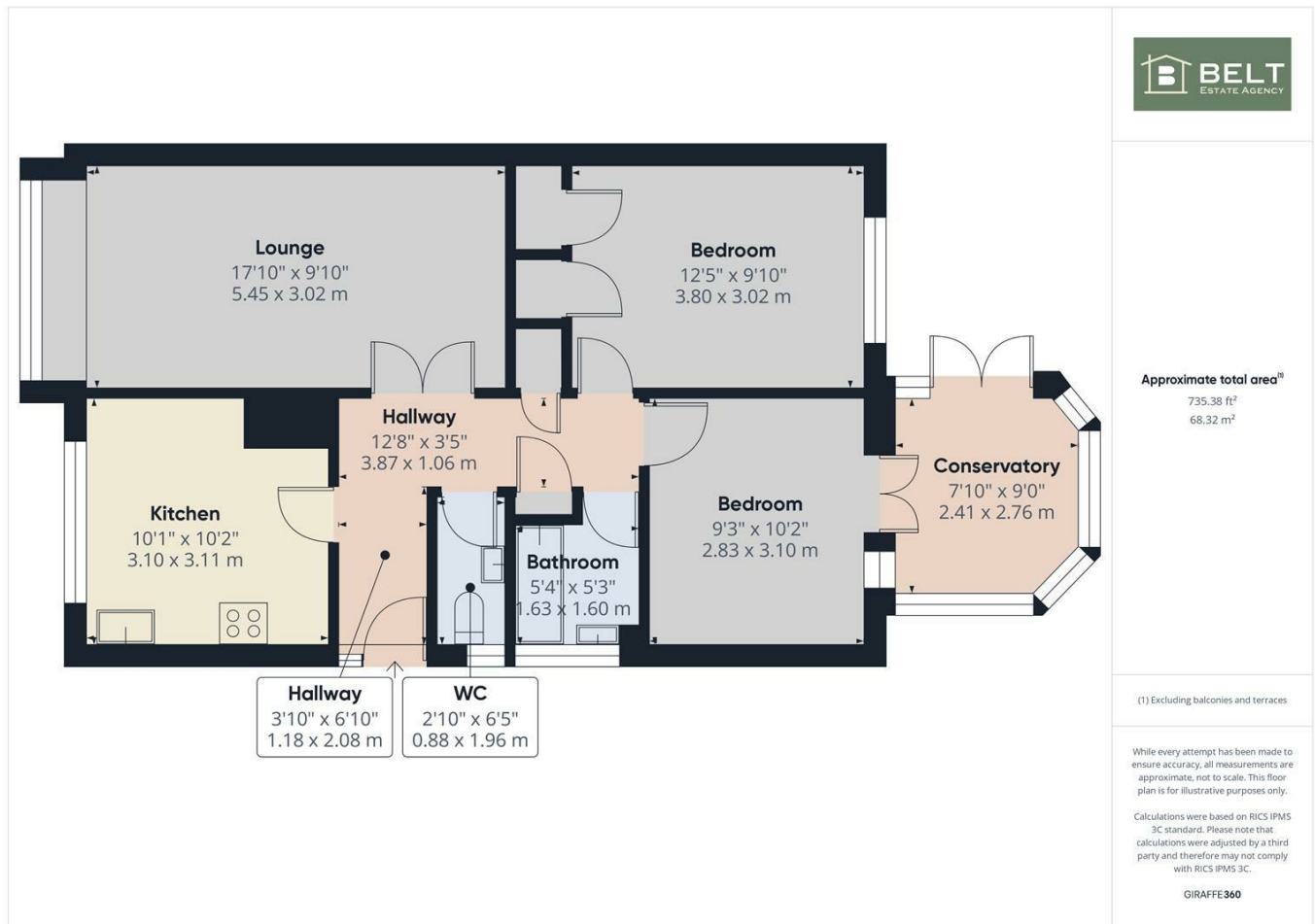
Road Map

Hybrid Map

Terrain Map



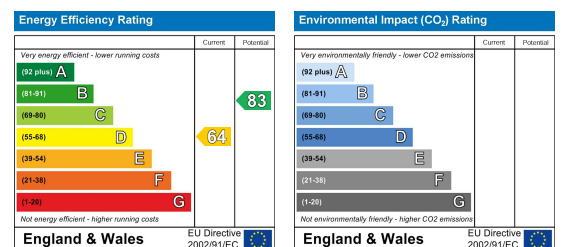
## Floor Plan



## 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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