



BELT
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17 Fangdale Court, Bridlington, YO16 6RS

Price Guide £212,500



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Welcome to this end-terrace house located in the desirable area of Fangdale Court, Bridlington.

This property boasts a spacious lounge, kitchen/diner, three well-proportioned bedrooms and two bathrooms making it an ideal family home.

Situated just off Martongate, this residence enjoys a prime location with easy access to a range of local amenities. Families will appreciate the close proximity to supermarkets, schools, and a library, ensuring that daily necessities are well catered for.

One of the standout features of this property is that there is no ongoing chain, allowing for a smooth and efficient purchasing process.

With its appealing location and spacious layout, this end-terrace house is an excellent opportunity for those looking to establish themselves in Bridlington.

Entrance:

Door into inner hall, built in storage cupboard and central heating radiator.

Wc:

4'11" x 2'11" (1.52m x 0.91m)

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

Lounge:

16'2" x 10'7" (4.93m x 3.23m)

A front facing room, electric fire with a wood surround, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

17'8" x 11'0" (5.39m x 3.37m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, gas boiler, understairs storage cupboard, plumbing for washing machine, upvc double glazed window, two central heating radiators and upvc double glazed french doors onto the garden.

First floor:

Built in storage cupboard, upvc double glazed window, central heating radiator and access to the loft.

Bedroom:

11'9" x 8'7" (3.60m x 2.63m)

A front facing double room, built in sliding wardrobes, upvc double glazed window and central heating radiator.

En-suite:

10'7" x 3'11" (3.23m x 1.21m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor and central heating radiator.

Bedroom:

11'0" x 10'7" (3.36m x 3.25m)

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

Bedroom:

10'0" x 6'8" (3.05m x 2.05m)

A front facing single room, built in storage cupboard, upvc double glazed window and central heating radiator.

Bathroom:

7'10" x 6'9" (2.41m x 2.06m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn, pebbled area and shrubs and bushes.

To the rear of the property is a private driveway leading to the garage.

Garden:

To the rear of the property is a fenced garden, patio to lawn with borders of shrubs and bushes.

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



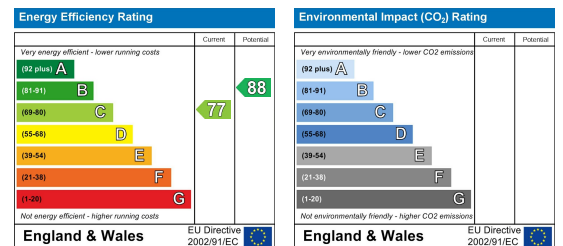
Floor Plan



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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