BELT
ESTATE AGENCY

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30 Martongate, Bridlington, YO16 6YD

Offers Around £300,000

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30 Martongate

Bridlington, YO16 6YD

Offers Around £300,000

A well appointed detached house located in the sought-after Marton Gate area of Bridlington.
One of the standout features of this property is its good size plot, offering plenty of outdoor space for gardening, relaxing, or hosting summer barbecues. The lovely private rear garden provides a peaceful retreat where you can unwind after a long day.
Situated in the prime Marton Gate location, you'll find yourself conveniently close to a range of local amenities including a supermarket, restaurant/inn, schools, bus routes, and a public library. Everything you need is just a stone's throw away.
No ongoing chain, making the buying process smooth and hassle-free. The property is well presented throughout, ensuring that you can move in and start enjoying your new home straight away.

Entrance:

Upvc double glazed door into inner hall.

Lounge:

14'9" x 12'11" (4.50m x 3.96m)

A rear facing room over looking the garden, fireplace with gas fire and wood surround. Central heating radiator and upvc double glazed french doors onto the garden. Double doors into:

Dining room:

12'0" x 9'5" (3.66m x 2.88m)

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

Kitchen:

11'10" x 8'2" (3.63m x 2.50m)

Fitted with a range of base and wall units, composite one and a half sink unit, plumbing for dishwasher, part wall tiled and upvc double glazed window. Archway into:

Dining area:

13'7" x 4'8" (4.15m x 1.44m)

Central heating radiator, upvc double glazed window and upvc double glazed door onto the garden.

Utility:

4'7" x 4'0" (1.40m x 1.23m)

Fitted cupboards, plumbing for washing machine and part wall tiled.

Wc:

4'6" x 4'4" (1.38m x 1.33m)

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

First floor:

Upvc double glazed window and built in storage cupboard housing hot water store.

Bedroom:

11'8" x 10'0" (3.57m x 3.05m)

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

Bedroom:

10'9" x 10'5" (3.29m x 3.19m)

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

Bedroom:

7'3" x 6'11" (2.23m x 2.13m)

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

Bathroom:

7'11" x 6'0" (2.43m x 1.83m)

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

Exterior:

To the front of the property is a garden area with lawn and borders of shrubs and bushes. Block paved driveway with ample parking.

Garden:

To the rear of the property is a good size private garden. Paved patio to lawn with borders of trees, shrubs and bushes.

Garage:

Up and over door, power and lighting.

Notes:

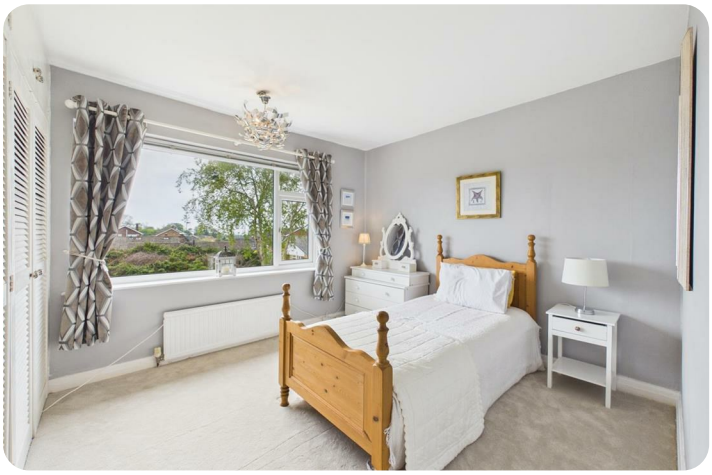
Council tax band: D

Purchase procedure

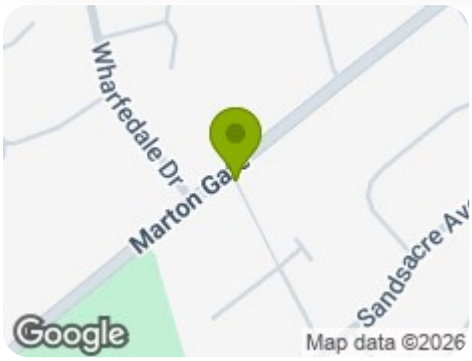
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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

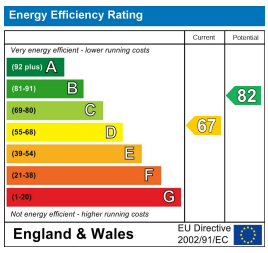


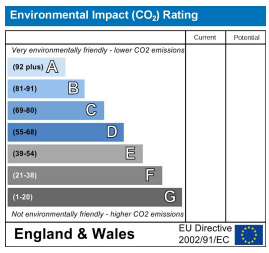
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.