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ESTATE AGENCY

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34 Viking Road, Bridlington, YO16 6TW

Offers Over £350,000

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34 Viking Road

Bridlington, YO16 6TW

Offers Over £350,000

Welcome to Viking Road in the coastal town of Bridlington. This detached house offers a perfect blend of space, comfort, and convenience. Built in the 1970s by Shepherd Homes Ltd of York, this property is one of only seven of its unique design, known as the "Cuckoo" houses.

Comprising three well-proportioned reception rooms, including a versatile ground floor sitting room that could easily serve as a fourth bedroom, this home is ideal for families seeking room to grow. The property boasts three spacious bedrooms and two bathrooms, ensuring ample accommodation for all.

The extended layout provides generous living areas, perfect for both relaxation and entertaining.

A standout feature of this property is the extensive parking available, along with a large garage that offers additional storage or workshop space.

The south-facing rear garden is a delightful outdoor retreat, perfect for enjoying sunny days and hosting summer gatherings.

Situated in a prime location on the north side of Bridlington places you within easy reach of the Sandsacre shopping centre, local schools, and a supermarket, making daily errands a breeze. Additionally, the nearby bus service routes and access to the picturesque north foreshore and Sewerby village enhance the appeal of this residence.

This house is an ideal family home, offering both comfort and convenience in a sought-after location. With no ongoing chain, you can move in without delay and start enjoying all that this lovely property and its surroundings have to offer. Don't miss the opportunity to make this house your new home.

Entrance:

Upvc double glazed door into a spacious inner hall, central heating radiator.

Wc:

4'6" x 3'8" (1.39m x 1.13m)

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

Lounge:

19'10" x 11'8" (6.06m x 3.57m)

A spacious front facing room, feature wall panelling, two upvc double glazed window and three central heating radiators.

Dining room:

16'6" x 8'8" (5.04m x 2.66m)

A rear facing room, understairs storage cupboard, two central heating radiators and double doors into the kitchen.

Sitting room/bedroom:

10'7" x 10'3" (3.25m x 3.14m)

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

Kitchen/diner:

15'2" x 12'0" (4.63m x 3.67m)

Fitted with a range of base and wall units, central island, granite worktops, inset stainless steel sink unit, under cupboard lighting and plumbing for dishwasher. Fridge/freezer, free standing Rangemaster cooker with stainless steel extractor over, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

Utility:

15'1" x 4'9" (4.60m x 1.45m)

Fitted with base units, plumbing for washing machine, part wall tiled, extractor, central heating radiator, upvc double glazed door to the front elevation and door onto the garden.

First floor:

Bedroom:

12'7" x 11'7" (3.85m x 3.55m)

A front facing double room, built in wardrobes, built in storage cupboard, two upvc double glazed windows and central heating radiator.

En-suite:

8'0" x 5'5" (2.44m x 1.66m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Shower panelling, tiled floor with inset lighting, extractor, upvc double glazed window and chrome ladder radiator.

Bedroom:

13'3" x 7'8" (4.05m x 2.36m)

A rear facing double room, built in wardrobes, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

10'3" x 7'8" (3.13m x 2.35m)

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

Bathroom:

9'8" x 5'5" (2.96m x 1.67m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Tiled floor, part wall tiled, shower panelling, extractor, upvc double glazed window and vertical radiator.

Exterior:

To the front of the property is a open plan garden with lawn. Private driveway with extensive parking with a car port leading to the garage.

Garden:

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

Garage:

28'5" x 8'2" (8.67m x 2.50m)

Electric roller door, built in utility cupboards, power, lighting and upvc double glazed door onto the garden.

Notes:

Council tax band D

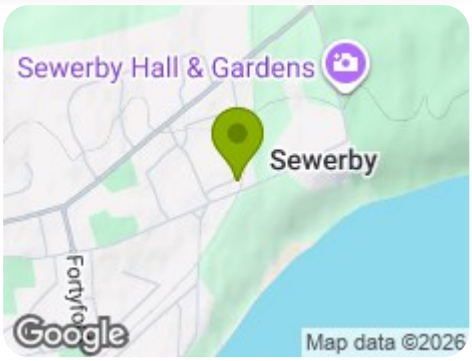
Purchase procedure

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

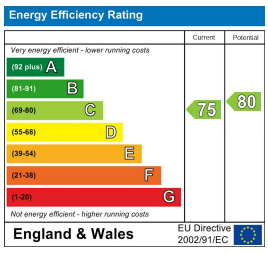


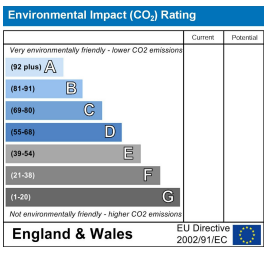
Floor Plan

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.