



**BELT**  
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**30 Beacon Road, Bridlington, YO16 6UX**

**Price Guide £325,000**



# 30 Beacon Road

Bridlington, YO16 6UX

## Price Guide £325,000



Welcome to the highly sought-after Sandsacre development, this detached bungalow on Beacon Road, Bridlington, presents an exceptional opportunity for those seeking a peaceful retirement retreat.

Boasting two well-proportioned bedrooms and a modern bathroom, this property is designed for comfortable living. The spacious reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

The bungalow has been tastefully updated with a new kitchen and fresh decoration throughout.

Set on a generous corner plot, the property features expansive gardens that provide ample outdoor space for gardening. Additionally, the property benefits from ample private parking.

Convenience is at your doorstep, with a small shopping centre and bus routes nearby, making daily errands a breeze. The Co-op supermarket is also within easy reach, ensuring you have everything you need close by. For those who enjoy coastal walks, the North foreshore is just a quarter of a mile away, while the village of Sewerby is also easily accessible.

With no ongoing chain, this bungalow is ready for you to make it your own. Don't miss the chance to view this lovely bungalow.

### Entrance:

Door into porch, tiled floor. Upvc double glazed door into inner hall, central heating radiator and access to the loft.

### Lounge/diner:

20'0" x 13'9" (6.11m x 4.20m)

A spacious front facing room, two upvc double glazed windows and two central heating radiators.

### Kitchen:

11'3" x 10'9" (3.43m x 3.29m)

Fitted with a range of new modern base and wall units, stainless steel sink unit, electric oven and induction hob. Built in storage cupboard housing gas combi boiler, plumbing for washing machine, space for fridge/freezer, upvc double glazed window and central heating radiator.

### Sun room:

13'11" x 5'11" (4.25m x 1.81m)

Windows looking onto the garden, courtesy door into the garage and door onto the garden. The sun room has had a new roof.

### Bedroom:

12'3" x 10'9" (3.75m x 3.28m)

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

### Bedroom:

11'9" x 11'7" (3.60m x 3.54m)

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

**Bathroom:**

7'3" x 5'5" (2.22m x 1.66m)

Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and chrome towel rail.

**Exterior:**

To the front and side of the property are enclosed gardens with lawn and borders of shrubs and bushes.

To the side elevation is a private paved driveway with ample parking and room for a caravan or motor home.

**Garden:**

To the rear of the property is a fenced garden with lawn.

**Garage:**

Up and over door. The garage has had a new roof.

**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.



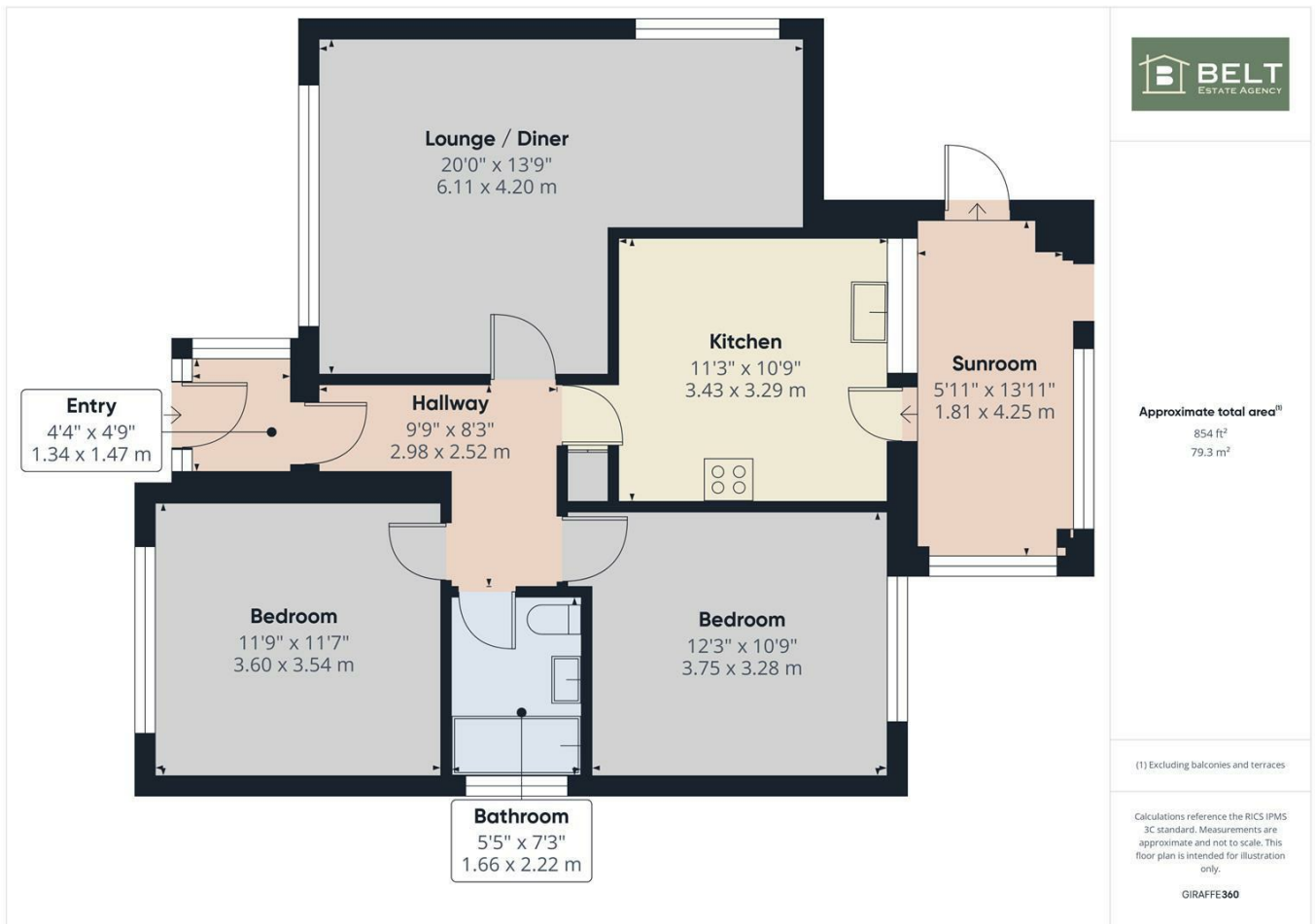
Road Map

Hybrid Map

Terrain Map



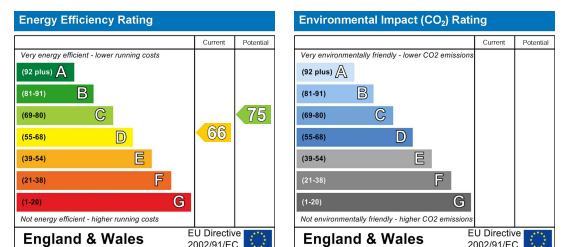
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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