



**2A Marton Road, Bridlington, YO16 7AL**

**Price Guide £159,950**



# 2A Marton Road

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Welcome to Marton Road in the seaside town of Bridlington, this detached house presents an excellent opportunity for first-time buyers or those looking to downsize. With one well-proportioned bedroom and a comfortable reception room, the property offers a cosy yet functional living space. The bathroom is conveniently located, ensuring ease of use.

This home is ideally situated near Bridlington's Old Town featuring a variety of shops, inviting eateries, art galleries, and traditional pubs, all within easy reach. The convenient bus routes nearby make it simple to enjoy the local amenities.

As a Grade II listed property, it carries rules that apply to its preservation. There is no ongoing chain, allowing for a smooth and straightforward purchasing process.

Don't miss the chance to make this lovely house your own.

#### **Entrance:**

Door leads directly into the kitchen area.

#### **Open plan kitchen/dining/living**

22'4" x 10'4" (6.83m x 3.15m)

#### **Kitchen/diner:**

Fitted with a range of base and wall units, breakfast bar, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, integrated fridge, gas combi boiler, plumbing for washing machine and three timber framed double glazed window.

#### **Living area:**

A double aspect room, three timber framed double glazed windows, three central heating radiators, staircase to the first floor and door onto the courtyard.

#### **First floor:**

Built in storage cupboard.

#### **Bedroom:**

13'1" x 12'7" (4.01m x 3.84m)

A spacious double aspect room, two timber framed double glazed windows and central heating radiator.

#### **Bathroom:**

8'10" x 6'0" (2.71m x 1.83m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, two timber framed double glazed windows and central heating radiator.

#### **Exterior:**

To the front of the property is a walled courtyard. Paved and pebbled with raised borders of shrubs and bushes.

#### **Notes:**

Council tax band: B

#### **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



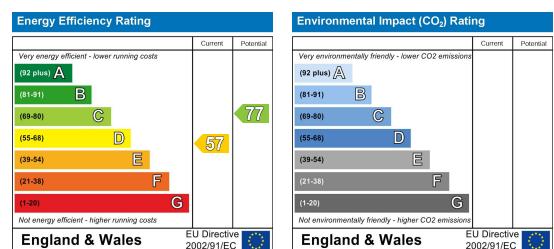
## Floor Plan



## 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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