



**BELT**  
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**9 Bempton Oval, Bridlington, YO16 7HW**

**Price Guide £130,000**



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PROTECTED

# 9 Bempton Oval

Bridlington, YO16 7HW

**Price Guide £130,000**



Welcome to Bempton Oval in the coastal town of Bridlington. A one bedroom semi-detached bungalow that presents an excellent opportunity for those looking to downsize.

The property comprises lounge/diner, modern kitchen, a good size bedroom, conservatory and bathroom.

The bungalow is well presented throughout, ensuring that you can move in with ease and start enjoying your new surroundings immediately.

Situated just off Marton Road, the location offers easy access to local shops, a chemist, and convenient bus service routes.

Don't miss the chance to make bungalow your new home.

## **Entrance:**

Composite door into inner hall, central heating radiator.

## **Lounge/diner:**

16'8" x 10'8" (5.09m x 3.26m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window, upvc double glazed window and central heating radiator.

## **Kitchen:**

10'11" x 5'6" (3.33m x 1.69m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, space for a fridge, upvc double glazed window and central heating radiator.

## **Bedroom:**

10'10" x 10'10" (3.31m x 3.31m)

A rear facing double room, central heating radiator and upvc double glazed door into the conservatory.

## **Conservatory:**

9'1" x 4'9" (2.79m x 1.46m)

Over looking the garden.

## **Bathroom:**

6'3" x 5'6" (1.92m x 1.69m)

Comprises a modern suite, bath, 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 small walled garden.

## **Garden:**

To the rear of the property is a low maintenance paved garden and a timber built shed.

## **Notes:**

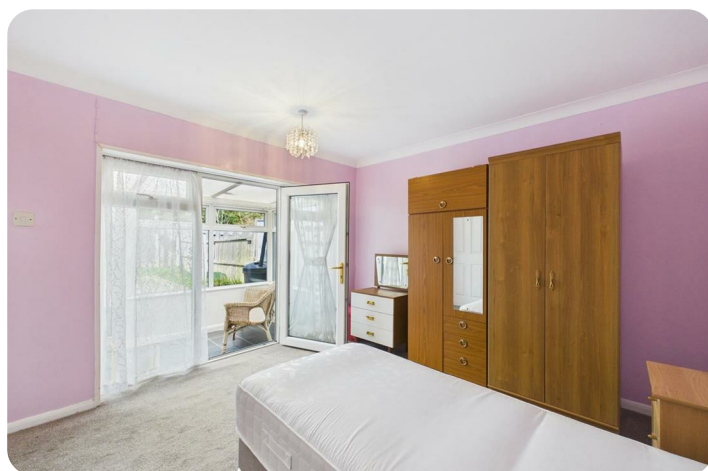
Council tax band A

## **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:**

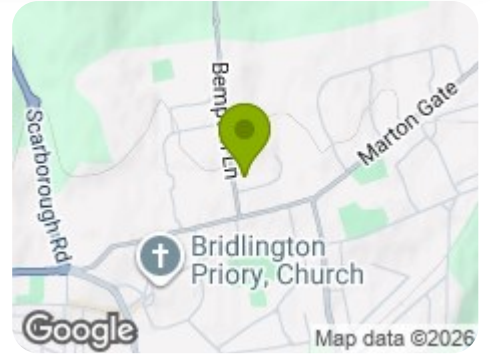
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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.



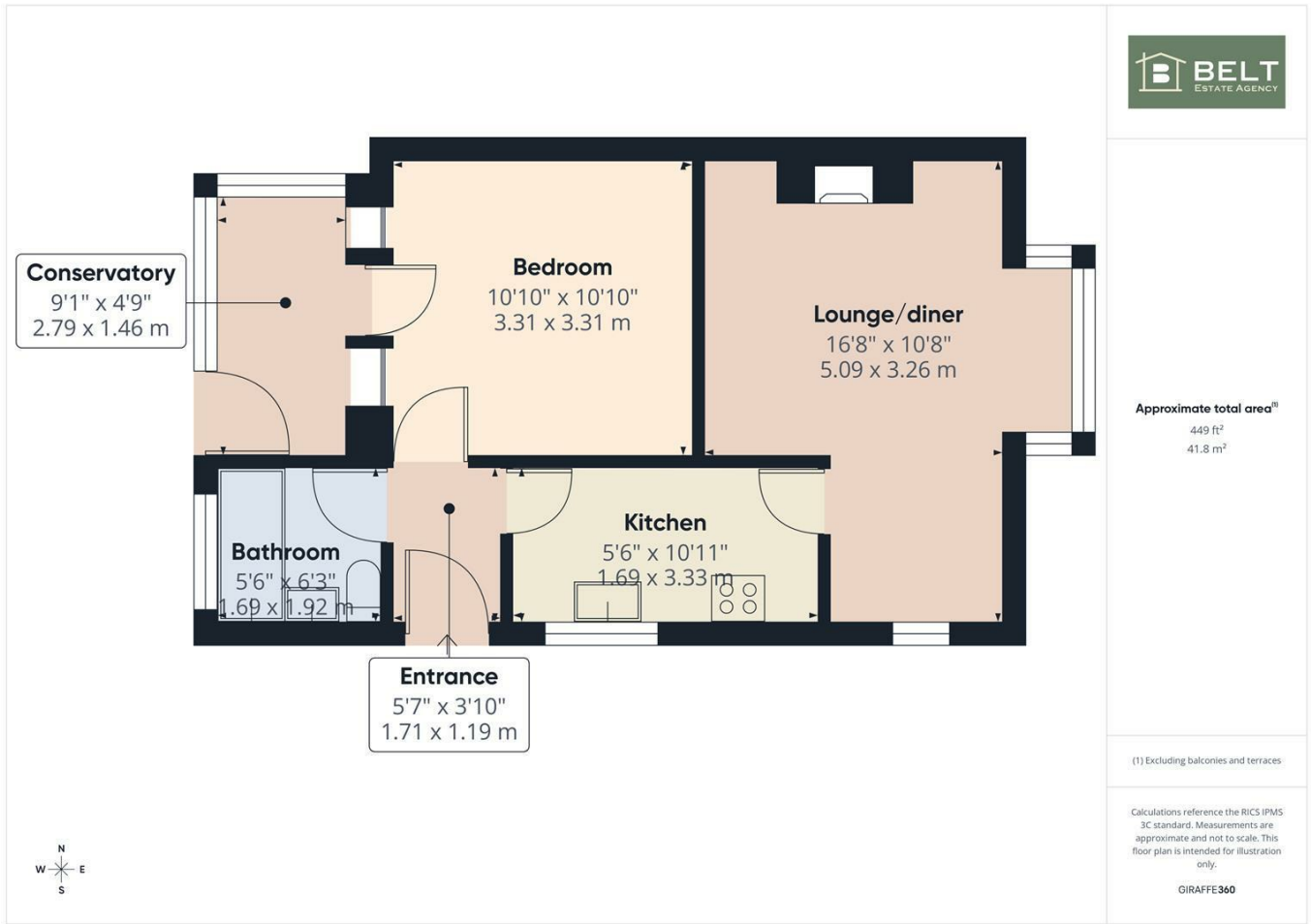
Road Map

Hybrid Map

Terrain Map



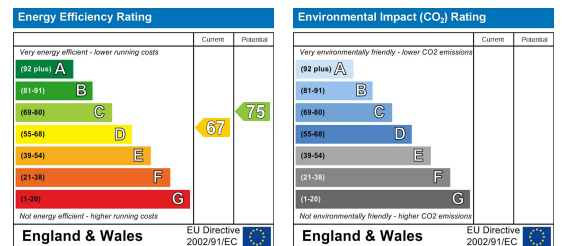
### Floor Plan



### 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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