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**92 Marton Road, Bridlington, YO16 7QG**

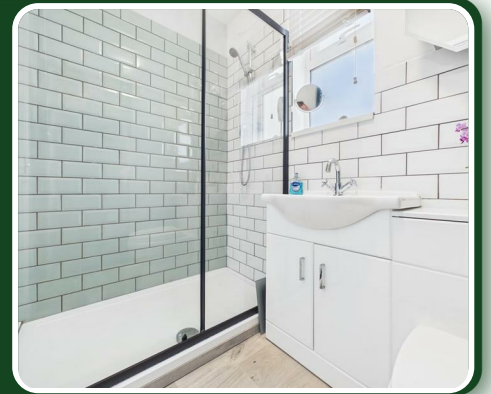
**Price Guide £139,950**



# 92 Marton Road

Bridlington, YO16 7QG

**Price Guide £139,950**



Welcome to Marton Road in the coastal town of Bridlington. This end-terrace house offers a perfect opportunity for first-time buyers seeking a modern and comfortable home.

The property has been thoughtfully modernised by the current owner with contemporary living.

The house features a welcoming reception room that provides a warm and inviting space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for a small family or for those who desire a guest room or home office. The modern kitchen and bathroom are designed with both style and functionality in mind.

One of the standout features of this property is the private driveway to the rear, offering convenient parking.

The location is particularly advantageous, being conveniently situated near local schools and a parade of shops, ensuring that everyday amenities are just a short stroll away. Additionally, the old town is within easy reach, boasting an array of shops, eateries, galleries, and public houses.

This end-terrace house on Marton Road is an excellent choice for those looking to enter the property market. With its modern features, convenient location, it is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely home your own.

## **Entrance:**

Upvc double glazed door into inner hall.

## **Lounge:**

11'11" x 9'10" (3.65m x 3.00m )

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

## **Kitchen/diner:**

13'1" x 11'4" (4.01m x 3.47m )

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and gas hob. Breakfast bar, part wall tiled, space for fridge/freezer, two upvc double glazed windows, central heating radiator and two built in storage cupboards one housing gas combi boiler.

## **Bathroom:**

6'10" x 4'7" (2.1m x 1.40m )

Comprises a modern suite, shower cubicle with plumbed shower, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and and composite ladder radiator.

## **Utility:**

7'4" x 4'7" (2.25m x 1.40m )

Fitted with wall cupboards, plumbing for washing machine, space for a tumble dryer and upvc double glazed door onto the garden.

## **First floor:**

Upvc double glazed window and access to the loft.

## **Bedroom:**

11'11" x 8'7" (3.65m x 2.63m )

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

## **Bedroom:**

8'3" x 8'0" (2.52m x 2.46m )

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

### **Wc:**

7'1" x 2'7" (2.17m x 0.81m)

Wc, wash hand basin unit with vanity unit and upvc double glazed window.

### **Exterior:**

To the front of the property is a fenced pebbled garden.

### **Garden:**

To the rear of the property is a low maintenance fenced garden which is mainly paved.

A timber built shed, water and power point.

Private driveway accessed from Watsons Avenue.

### **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



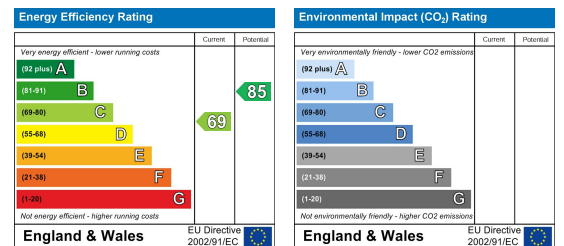
## Floor Plan



## 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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