



BELT
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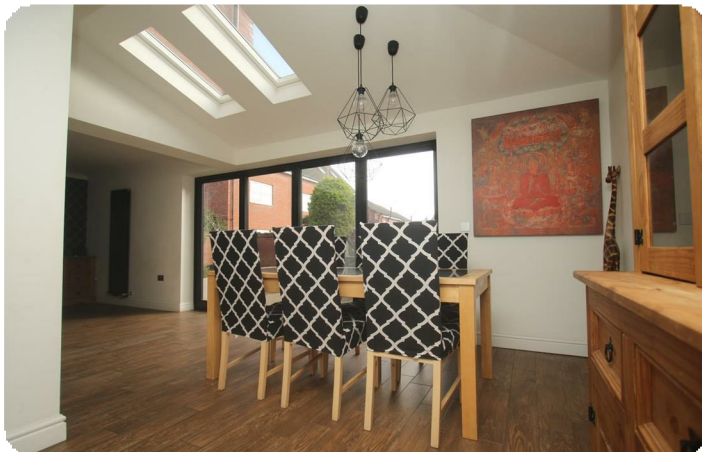
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2 Fangdale Court, Bridlington, YO16 6RS

Price Guide £249,950



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A modern design property with contemporary open plan kitchen/dining/lounge. Situated on this residential development just off Marton Gate. Convenient for local 'The Co-op' supermarket, primary and secondary schools, 'The Friendly Foresters' public house/restaurant and library.

This well presented house comprises of: Ground floor: sitting room, open plan lounge and dining area with bi-fold doors, kitchen and cloakroom. First floor: four bedrooms, one en-suite and family bathroom. Upvc double glazing and gas central heating. The exterior includes a side driveway to brick built garage and enclosed rear garden. No ongoing chain.

Entrance:

Door leads to inner hall, tiled floor and central heating radiator.

Cloakroom:

5'4" x 2'11" (1.65m x 0.90m)

A useful ground floor facility comprises of a white suite of w.c and wash hand basin. Part wall tiled, floor tiled and central heating radiator.

Sitting room:

12'4" plus bay x 8'7" (3.76m plus bay x 2.63m)

A front facing reception currently used as an office, central heating radiator and upvc double glazed window.

Kitchen:

12'2" x 9'9" (3.72m x 2.98m)

Comprises of a range of base and wall units, under cupboard lighting and one and a half sink unit. Integrated appliances includes double oven, five burner gas hob with extractor over, dishwasher and washing machine. Part wall tiled, floor tiled, central heating radiator and upvc double glazed window. Arch into-

'L' Shaped Dining Room:

13'8" max x 13'5" avg (4.18m max x 4.10m avg)

A rear facing room, built in storage cupboard housing Ideal gas central heating boiler. Tiled floor, vertical radiator, three velux windows and bi-fold doors to the rear garden. Leads into-

Lounge:

15'5" max x 11'10" (4.72m max x 3.62m)

Vertical radiator and further door giving access to hallway.

First floor:

Built in storage cupboard housing hot water store and upvc double glazed window.

Bedroom one:

11'11" x 10'9" (3.64m x 3.30m)

A rear facing double bedroom, fitted wardrobes, central heating radiator and upvc double glazed window.

En-suite:

8'7" max x 4'4" max (2.62m max x 1.34m max)

Comprises of a white suite of shower cubicle, w.c and wash hand basin. Part wall tiled, central heating radiator and upvc double glazed window.

Bedroom two:

14'4" max x 9'11" (4.39m max x 3.03m)

A front facing double bedroom, central heating radiator and two upvc double glazed windows.

Bedroom three:

9'3" x 8'7" (2.83m x 2.63m)

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

Bedroom four:

8'6" x 7'7" (2.60m x 2.33m)

A rear facing single bedroom, central heating radiator and upvc double glazed window.

Bathroom:

8'6" x 4'7" (2.60m x 1.40m)

Comprises of a modern white suite of bath with shower over including wand, w.c and wash hand basin. Wall tiled, stainless steel ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is an open plan garden to the side elevation is a block paved driveway leading to a brick built garage. To the rear of the property is a well maintained wall enclosed garden comprising of a paved patio which leads in turn to a artificial lawned area, with borders of pebbles, shrubs and bushes and feature raised decking.

Garage:

16'1" x 9'0" (4.91m x 2.76m)

Pitched roof and electric door.

Notes:

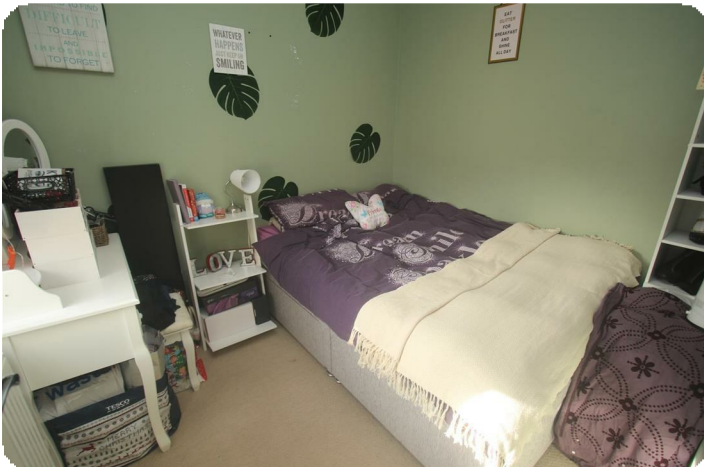
Council tax band: D

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.



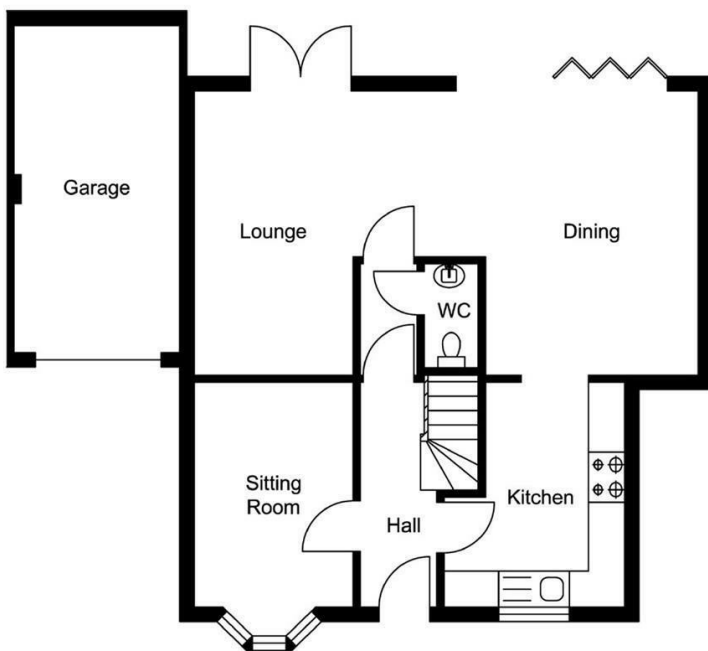
Road Map

Hybrid Map

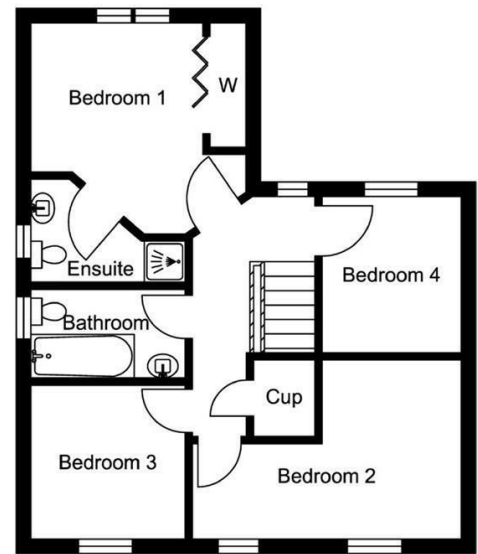
Terrain Map



Floor Plan



Ground Floor



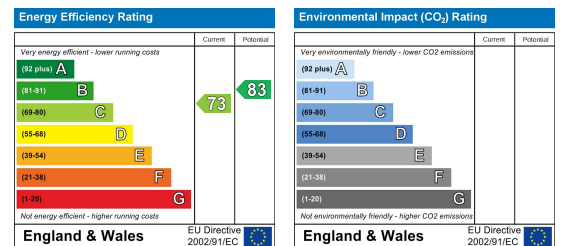
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

