



4 Bemrose Grove, Bridlington, YO16 7DL

Price Guide £169,950

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, Bridlington, YO16 7DL

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A deceptively spacious three bedroom semi detached dormer bungalow. Located on the north side of Bridlington in this pleasant cul-de-sac residential development just off Marton Road. Within approximately 200 yards of local shops, chemist, general store and convenient for bus service routes. Would ideally suit retired or family buyer. Must be viewed internally to appreciate what is on offer.

The property comprises: Ground floor: lounge, dining room, kitchen, a double bedroom and bathroom. First floor: two further double bedrooms and bathroom. Exterior: gardens, private driveway for parking and garage. Upvc double glazing and gas central heating.

Entrance:

Upvc door into inner hall, central heating radiator and staircase to first floor.

Dining room:

9'9" x 8'11" (2.99m x 2.72m)

A front facing room, upvc double glazed window, central heating radiator and archway into:

Lounge:

13'11" x 11'4" (4.26m x 3.46m)

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

Kitchen:

10'8" x 11'1" (3.26m x 3.39m)

Fitted with a range of base and wall units, stainless steel

sink unit, electric oven, gas hob with extractor over. Extensive wall tiling, plumbing for washing machine, two built in storage cupboards (one housing gas combi boiler). Upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Bedroom one:

10'9" max x 10'5" max (3.30m max x 3.18m max)

A rear facing double room, understairs storage cupboard, upvc double glazed window and central heating radiator.

Bathroom:

7'0" x 6'5" (2.15m x 1.97m)

Comprises bath with shower attachment and electric shower above, wc and wash hand basin. Full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

First floor:

Large built in storage cupboard.

Bedroom two:

13'10" x 9'6" (4.22m x 2.92m)

A rear facing double room, fitted mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

Bedroom three:

10'8" x 10'6" (3.27m x 3.22m)

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

Bathroom:

9'6" x 8'9" (2.90m x 2.69m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Built in cupboards, full wall tiled, velux window and central heating radiator.

Exterior:

To the front of the property is a walled garden with pebbles and borders. To the side elevation is a block paved driveway for parking leading to the garage.

Garden:

To the rear of the property is a fenced low maintenance paved garden with flower beds. Summer house with power and lighting.

Garage:

16'6" x 8'2" (5.04m x 2.50m)

Up and over door, power and lighting.

Notes:

Council tax band C.

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.



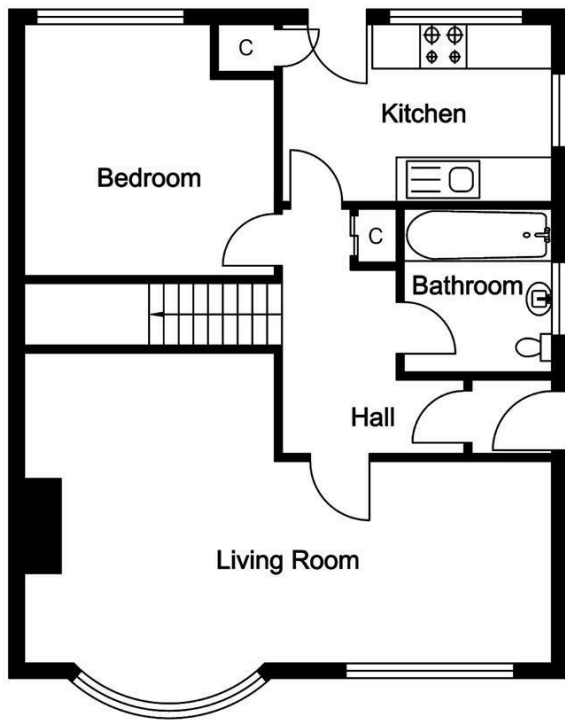
Road Map

Hybrid Map

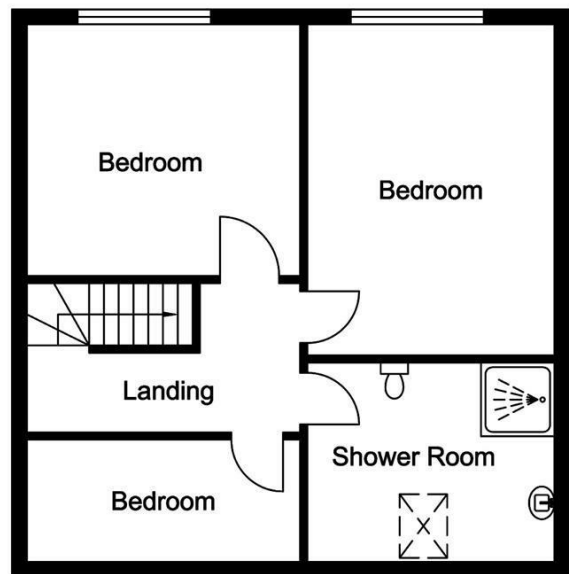
Terrain Map



Floor Plan



Ground Floor



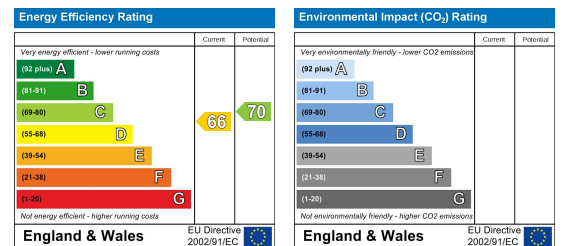
First Floor

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.



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