



57 Guildford Crescent, Bridlington, YO16 6AF

Price Guide £175,000



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A modern two bedroom semi-detached house which was built as a three bedroom and the wall between bedrooms two and three has been removed but can be converted back. Located on a new development at the top of Pinfold Lane close to Burlington School and approximately a mile away from the Old Town with its array of shops, galleries, eateries and public houses. Ideal for a first time buyer/family home.

The property comprises: Ground floor: modern kitchen/diner, wc and lounge over looking the garden. First floor: two double bedrooms and modern bathroom. Exterior: private driveway with ample parking and good size rear garden. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Composite door into inner hall, central heating radiator.

Kitchen/diner:

16'2" x 10'2" (4.94m x 3.10m)

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

Wc:

5'2" x 2'11" (1.60m x 0.91m)

Wc, wash hand basin, part wall tiled, extractor and central heating radiator.

Lounge:

13'8" x 10'9" (4.18m x 3.30m)

A rear facing room, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

First floor:

Central heating radiator.

Bedroom:

13'6" x 8'2" (4.12m x 2.50m)

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

Bedroom:

13'5" x 12'4" (4.11m x 3.76m)

A rear facing double room, two upvc double glazed windows and two central heating radiators.

Bathroom:

7'0" x 6'0" (2.14m x 1.83m)

Comprises a modern suite, bath with plumbed in shower, 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 open plan garden with lawn.

To the side elevation is a private driveway with ample parking.

Garden:

To the rear of the property is a good size fenced enclosed garden. Decked patio to lawn.

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



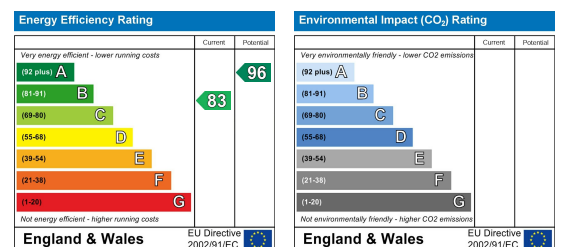
Floor Plan



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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