



BELT
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55 The Crayke, Bridlington, YO16 6YP

Price Guide £299,950



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A deceptively spacious three storey modern town house located in a prime residential location just off Martongate. Convenient for supermarket, Friendly Forester Inn and Restaurant, Bridlington North Library, bus service routes and local schools. An ideal family home.

The property comprises: Ground floor: wc, lounge and modern kitchen/diner. First floor: four bedrooms, one ensuite and house bathroom. Second floor: two further bedrooms. Exterior: private driveway with ample parking, garage and rear garden with bar area for entertaining. Upvc double glazing and gas central heating.

Entrance:

Door into inner hall, central heating radiator and built in storage cupboard.

Wc:

4'9" x 2'11" (1.47m x 0.90m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Lounge:

15'11" x 10'6" (4.87m x 3.22m)

A front facing room, electric fire with wood surround, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

17'8" x 11'0" (5.39m x 3.37m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven and hob with extractor over. Plumbing for washing machine, gas boiler, upvc double glazed window, two central heating radiators and upvc double glazed french doors onto the garden.

First floor:

Central heating radiator and built in storage cupboard housing hot water store.

Bedroom:

11'8" x 10'7" (3.58m x 3.23m)

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

En-suite:

10'4" x 3'10" (3.17m x 1.19m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Bedroom:

11'0" x 10'10" (3.37m x 3.32m)

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

Bedroom:

13'4" x 9'6" (4.08m x 2.90m)

A front facing double room, built in hanging space, upvc double glazed window and central heating radiator.

Bedroom:

6'7" x 6'6" (2.01m x 2.00m)

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

Bathroom:

7'9" x 6'5" (2.38m x 1.98m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Second floor:

Bedroom:

14'2" x 10'2" (4.33m x 3.10m)

A front facing double room, two velux windows, access to the eaves and central heating radiator.

Bedroom:

17'10" x 11'1" (5.44m x 3.39m)

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

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private block paved driveway leading to the garage.

Garden:

To the rear of the property is a fenced enclosed garden. Paved patio, bar area with canopy ideal for entertaining and artificial grass.

Garage:

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



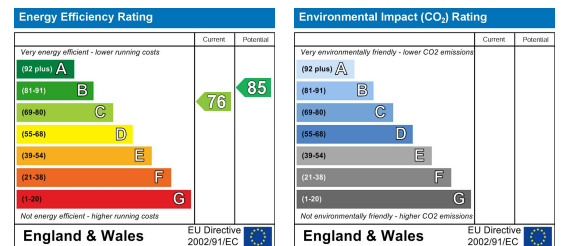
Floor Plan



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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