



**BELT**  
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**105 West Crayke, Bridlington, YO16 6XR**

**Price Guide £429,950**



# 105 West Crayke

Bridlington, YO16 6XR

## Price Guide £429,950



A well appointed three bedroom detached bungalow which has been extensively modernised by the current owner and offers spacious living accommodation. Located in prime location just off Martongate close to facilities such as 'The Co-op' Supermarket, 'The Friendly Foresters' public house, primary and secondary schools, 'Bridlington North Library' and local parks are also nearby.

The property comprises: cloakroom, spacious lounge, dining room, modern kitchen, utility, three double bedrooms, one modern en-suite and modern bathroom. Exterior: enclosed gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator.

### Cloakroom:

6'9" x 3'1" (2.07m x 0.95m)

Wc, wash hand basin with vanity unit, full wall tiled, floor tiled, extractor and central heating radiator.

### Lounge:

22'10" x 14'11" (6.97m x 4.57m)

A spacious front facing room, gas fire with marble surround, upvc double glazed window, three central heating radiators and upvc double glazed patio doors onto the front patio area.

### Dining room:

29'0" x 13'11" (8.86m x 4.25m)

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

### Kitchen:

Fitted with a range of modern base and wall units, stainless steel sink unit, free standing Rangemaster oven with extractor over. Part wall tiled, floor tiled, integrated dishwasher, fridge and freezer. Upvc double glazed window and central heating radiator.

### Utility:

9'10" x 6'4" (3.00m x 1.95m)

Fitted with a range of modern base and wall units, stainless steel sink unit, plumbing for washing machine and built in storage cupboard. Part wall tiled, floor tiled, integrated fridge, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

### Inner hall:

Deep built in storage cupboard housing gas combi boiler.

### Bedroom:

15'3" x 11'6" (4.67m x 3.51m)

A spacious rear facing double room, built in sliding wardrobe, two upvc double glazed windows and central heating radiator.

### En-suite:

7'4" x 6'8" (2.24m x 2.04m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

### Bedroom:

12'0" x 10'0" (3.66m x 3.05m)

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

### Bedroom:

10'0" x 9'10" (3.07m x 3.00m)

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

### Bathroom:

8'9" x 8'3" (2.69m x 2.52m)

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin. Full wall tiled extractor, upvc double glazed window and chrome ladder radiator.

### Exterior:

To the front of the property is a fenced paved patio area and further garden with lawn, borders of shrubs and bushes. To the side elevation is a private block paved driveway with extensive parking leading to the garage.

### Garden:

To the rear of the property is a fenced enclosed garden. Paving to lawn with borders of shrubs and bushes. Side courtesy door into the garage.

### Garage:

Roller door, power and lighting.

### Notes:

Council tax band:

### 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



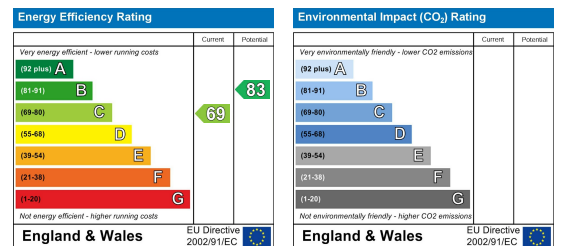
### Floor Plan



### 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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