



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



6 St. Chad Crescent, Bridlington, YO16 4EA

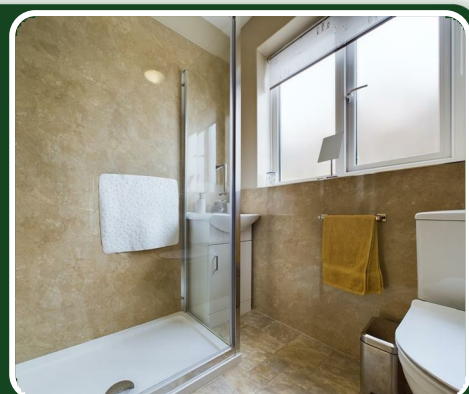
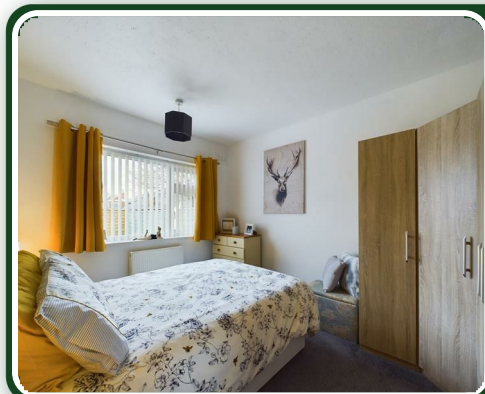
Offers Over £175,000



6 St. Chad Crescent

Bridlington, YO16 4EA

Offers Over £175,000



A well appointed two bedroom semi-detached bungalow which has been extensively modernised by the current owner. Works include new kitchen, bathroom, windows, internal oak doors, re-decoration and new flooring throughout. Situated in a good, handy residential location just off Queensgate which is convenient for access into the town, the north bay, parks, bus routes and local shops. Must be viewed to appreciate what's on offer. The property comprises: spacious lounge/diner, modern kitchen, upvc conservatory two double bedrooms, modern bathroom. Exterior: private forecourt with parking for two cars and low maintenance rear garden. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner hall, central heating radiator and access to a part boarded loft space.

Lounge/diner:

16'10" x 10'10" (5.14m x 3.32m)

A spacious front facing room, gas fire in a modern surround, upvc double glazed bay window and central heating radiator.

Kitchen:

9'2" x 7'2" (2.81m x 2.20m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, integrated fridge/freezer, upvc double glazed window and central heating radiator. Upvc double glazed door into:

Upvc conservatory:

10'5" x 4'4" (3.18m x 1.33m)

Over looking the garden, utility area with plumbing for washing machine, space for a tumble dryer and upvc double glazed door.

Bedroom:

11'11" x 9'2" (3.65m x 2.81m)

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

Bedroom:

9'0" x 7'6" (2.75m x 2.29m)

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

Bathroom:

6'3" x 5'6" (1.93m x 1.68m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a pebbled forecourt with parking for two cars. Gated side access to the rear garden.

Garden:

To the rear of the property is a low maintenance fenced garden which is paved. Timber built shed.

Notes:

Council tax band: A

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



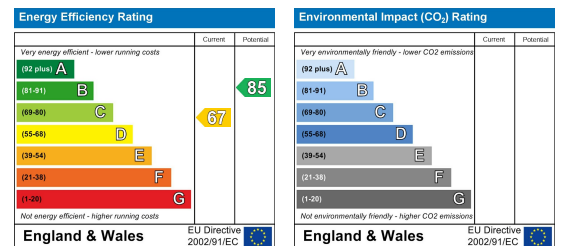
Floor Plan



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.



www.beltstateagents.co.uk

