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31 The Crayke, Bridlington, YO16 6YP

Price Guide £340,000



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A two bedroom detached bungalow which has been extensively modernised by the current owners. Situated on a good size corner plot, this home offers ample space both inside and out.

The property's prime location adds to its appeal, providing easy access to all the amenities Bridlington has to offer. Whether you're looking to enjoy a leisurely stroll along the beach or explore the local shops and restaurants, everything is within reach.

The property comprises: spacious lounge/diner, sun room, modern kitchen, two double bedrooms and modern bathroom. Exterior: good size gardens, garage and private driveway with ample parking. Upvc double glazing and gas central heating.

Don't miss the opportunity to make this spacious and well-appointed bungalow your new home. Embrace the comfort and convenience of modern living in a sought-after location. Contact us today to arrange a viewing and experience the charm of The Crayke for yourself.

Entrance:

Composite door into inner porch. Door into a spacious inner hall, central heating radiator, built in storage cupboard housing gas combi boiler (fitted 2022) and access to loft space by pull down ladder.

Lounge/diner:

16'2" x 12'4" (4.95m x 3.78m)

A spacious front facing room, modern electric wall mounted fire, upvc double glazed bow window and central heating radiator. Archway into:

Dining area:

9'6" x 8'6" (2.91m x 2.61m)

A side facing room, central heating radiator and upvc double glazed french doors into:

Sun room:

10'11" x 8'7" (3.35m x 2.63m)

Over looking the garden, velux window, upvc double glazed windows and upvc double glazed french doors.

Kitchen:

12'3" x 8'10" (3.74m x 2.71m)

Fitted with a range of modern base and wall units, under cupboard lighting, stainless steel one and a half sink unit, Siemens electric oven and induction hob with extractor over. Part wall tiled, integrated fridge and Siemens microwave. Upvc double glazed window, composite ladder radiator and upvc double glazed door onto the rear garden.

Bedroom:

11'10" x 11'9" (3.62m x 3.60m)

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

Bedroom:

11'10" x 8'10" (3.63m x 2.70m)

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

Bathroom:

8'9" x 8'10" (2.67m x 2.70m)

Comprises a modern suite, bath, shower cubicle with

plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, built in storage cupboards, upvc double glazed window, ladder radiator and central heating radiator.

Exterior:

To the front of the property is a block paved pathway, lawn with borders of shrubs and bushes.

To the side elevation of the property is a block paved driveway leading to the garage and lawn with borders of shrubs and bushes.

Garden:

To the rear of the property is a fenced enclosed garden. Mainly paved and pebbled with borders of shrubs and bushes. Greenhouse and timber built shed.

Garage:

Up and over door.

Notes:

Council tax band: D

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:

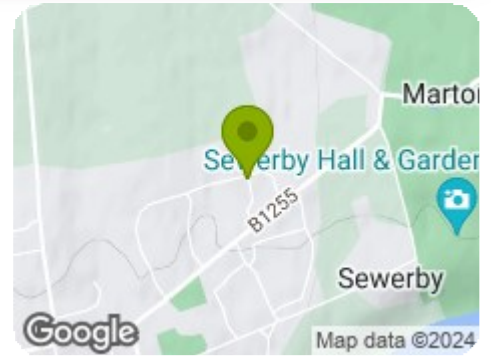
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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.



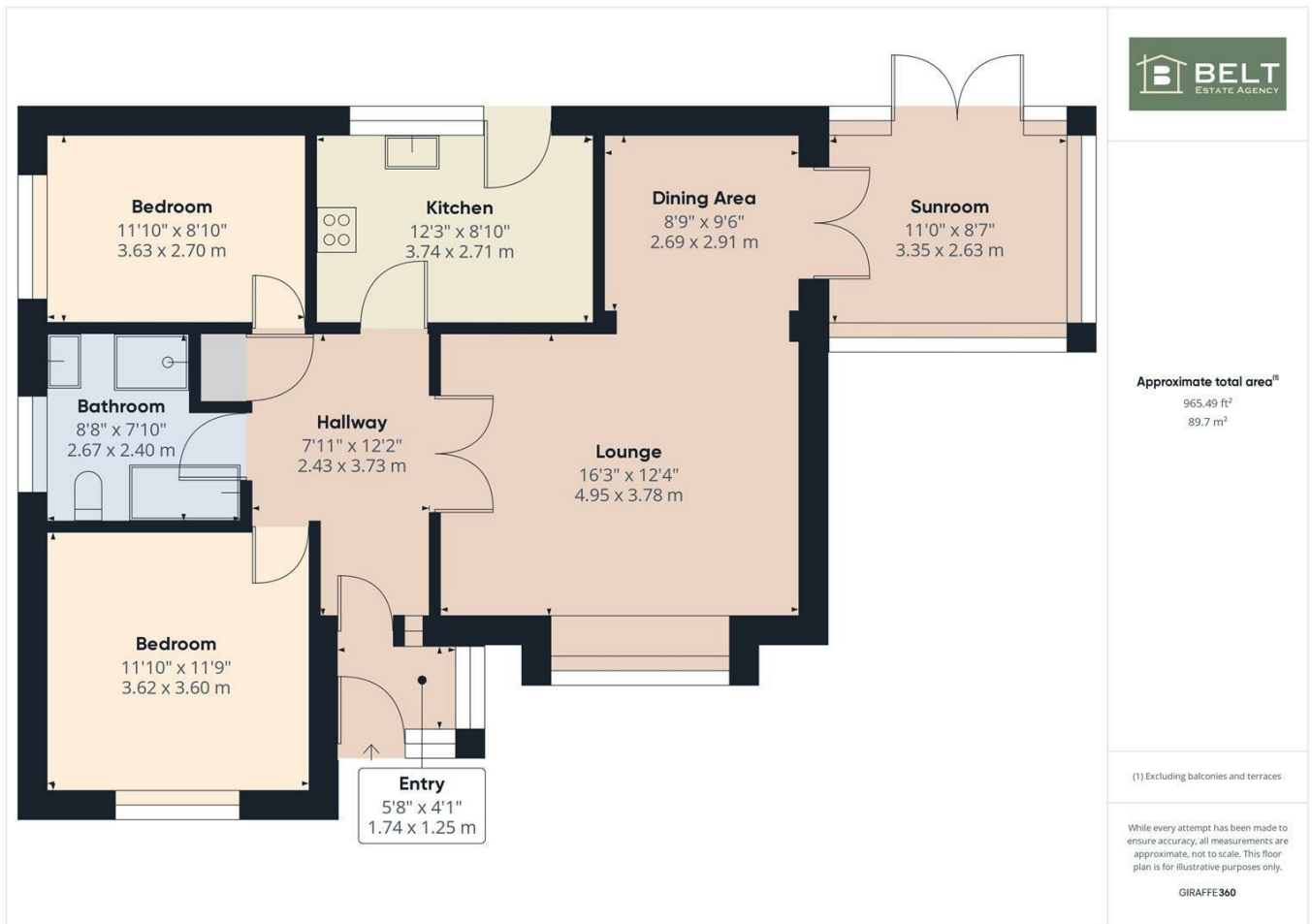
Road Map

Hybrid Map

Terrain Map



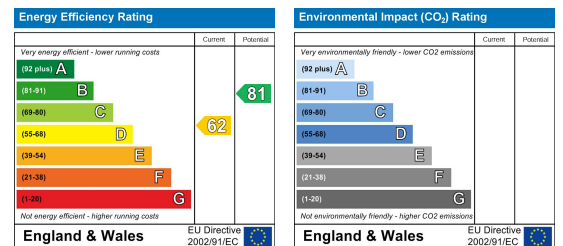
Floor Plan



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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