



BELT
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53 The Crayke, Bridlington, YO16 6YP

Price Guide £300,000



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PROTECTED

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A modern design four bedroom detached house situated on a good size corner plot.

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, spacious lounge and new modern fitted kitchen/diner. First floor: four bedrooms, two en-suites and a bathroom. Exterior: private driveway for parking, garage and south facing garden.

Entrance:

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

Wc:

5'4" x 2'11" (1.65m x 0.91m)

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

Lounge:

17'6" x 11'11" (5.35m x 3.64m)

A spacious front facing room, two upvc double glazed window, upvc double glazed bay window and two central heating radiators.

Kitchen/diner:

17'5" x 9'4" (5.31m x 2.85m)

Fitted with a range of modern base and wall units, one and a half stainless steel sink unit, electric Neff double oven and hob with stainless steel extractor over. Part wall tiled, understairs storage cupboard and integrated dishwasher. Upvc double glazed window, composite radiator and upvc double glazed french doors to the garden.

First floor:

Built in storage cupboard, central heating radiator and access to a part boarded loft space.

Bedroom:

14'5" x 10'5" (4.41m x 3.19m)

A spacious front facing double room, extensive fitted wardrobes, two upvc double glazed windows and central heating radiator.

En-suite:

10'4" x 2'9" (3.17m x 0.86m)

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:

14'4" x 9'0" (4.39m x 2.76m)

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

En-suite:

8'11" x 2'10" (2.74m x 0.87m)

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

Bedroom:

10'1" x 8'11" (3.09m x 2.74m)

A rear facing double room, fitted wardrobes, two upvc double glazed windows and central heating radiator.

Bedroom:

9'2" x 7'0" (2.81m x 2.15m)

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

Bathroom:

6'8" x 5'7" (2.05m x 1.71m)

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

Exterior:

To the front and side of the property is a garden area with lawn and borders of hedges. Private driveway for parking leading to the garage.

Garden:

To the side of the property is a south facing enclosed garden. Paving, lawn, raised flower beds and large decked patio for entertaining with lighting.

Garden bar:

Bar area, power, lighting, electric fire, upvc double glazed window and upvc double glazed french doors onto the garden.

Garage:

Up and over door, gas boiler, power and lighting.

Notes:

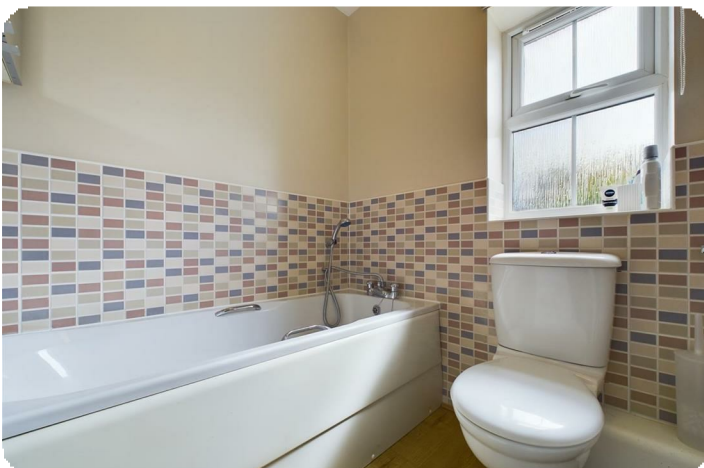
Council tax band: D

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:

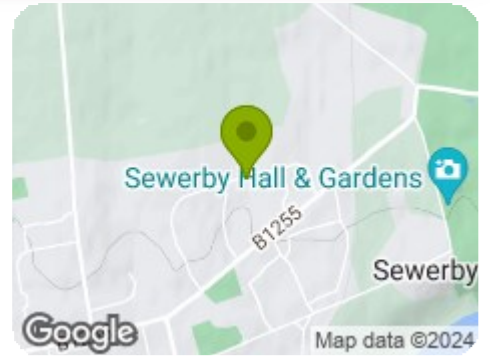
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



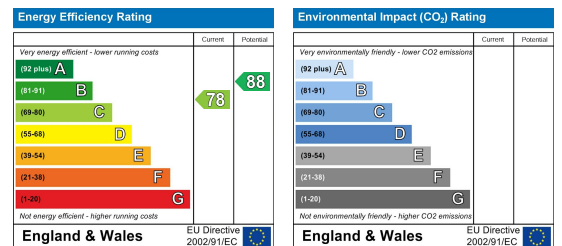
Floor Plan



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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