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3 Wright Crescent, Bridlington, YO16 4RG

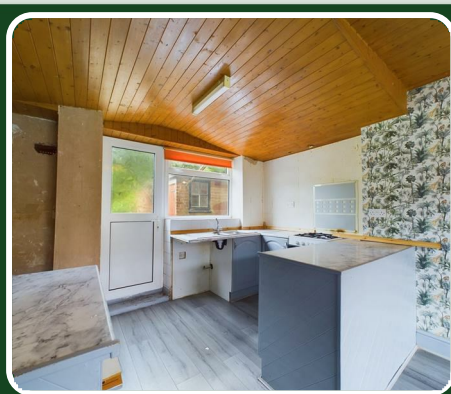
Price Guide £142,950



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Bridlington, YO16 4RG

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A three bedroom mid-terraced house located on the West Hill development, convenient for local schools, access to the parade of shops, supermarket and bus service routes. The property is in need of general modernisation but this presents a fantastic opportunity to put your own stamp on the property. Ideal for a first time buyer.

The property comprises: Ground floor: spacious lounge, upvc conservatory and kitchen/diner. First floor: three double bedrooms and bathroom. Exterior: private driveway for parking and gardens. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

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

Lounge:

16'9" x 12'2" (5.13m x 3.71m)

A spacious double aspect room, electric fire, upvc double glazed window, central heating radiator and upvc double glazed french doors into the conservatory.

Upvc conservatory:

10'4" x 8'2" (3.17m x 2.50m)

Over looking the garden.

Kitchen/diner:

16'7" x 10'7" (5.07m x 3.25m)

Fitted with a range of base units, stainless steel one and a half sink unit, part wall tiled, understairs storage

cupboard, gas combi boiler, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

13'3" x 10'11" (4.06m x 3.35m)

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

Bedroom:

11'3" x 9'2" (3.43m x 2.80m)

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

Bedroom:

9'4" x 7'4" (2.85m x 2.26m)

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

Bathroom:

7'7" x 5'5" (2.32m x 1.67m)

Comprises bath with electric shower over, wc, wash hand basin, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn and private driveway for parking.

Garden:

To the rear of the property is a private fenced enclosed garden. Paved patio area to lawn with borders of shrubs and bushes. Two brick built outbuildings for storage.

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



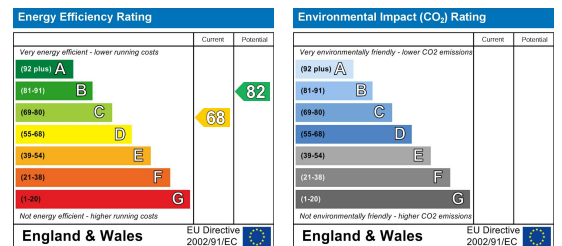
Floor Plan



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.



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