



BELT
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52 The Crayke, Bridlington, YO16 6YP

Price Guide £350,000



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A commanding five bedroom detached house offering spacious living accommodation.

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. A perfect family home!

The property comprises: Ground floor: wc, spacious lounge, dining room, kitchen/diner and utility. First floor: three double bedrooms, one en-suite and bathroom. Second floor: two further bedrooms and one en-suite. Exterior: driveway, garage and rear garden. Upvc double glazing and gas central heating.

Entrance:

Door into a spacious inner hall, central heating radiator and understairs storage cupboard.

Wc:

6'10" x 5'4" (2.09m x 1.64m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Lounge:

18'5" x 11'10" (5.62m x 3.63m)

A spacious rear facing double room, remote control gas fire in a modern surround, upvc double glazed window and upvc double glazed french doors onto the garden.

Dining room:

9'5" x 9'2" (2.88m x 2.81m)

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

Kitchen/diner:

10'11" x 10'5" (3.35m x 3.20m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, upvc double glazed window, central heating radiator, integrated dishwasher and fridge.

Utility:

6'9" x 5'2" (2.06m x 1.59m)

Fitted with base units, stainless steel sink unit, plumbing for washing machine, part wall tiled, gas boiler, space for a tumble dryer, central heating radiator and door to the side elevation.

First floor:

A spacious landing, upvc double glazed window, central heating radiator and built in storage cupboard housing hot water store.

Bedroom:

13'6" x 11'11" (4.14m x 3.65m)

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

En-suite:

6'8" x 5'5" (2.04m x 1.66m)

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

Bedroom:

14'4" x 11'9" (4.37m x 3.60m)

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

Bedroom:

10'11" x 8'1" (3.35m x 2.47m)

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

Bathroom:

7'6" x 6'4" (2.30m x 1.95m)

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

Second floor:

Upvc double glazed window.

Bedroom:

16'1" x 13'7" (4.91m x 4.15m)

A spacious double aspect room, upvc double glazed window and two central heating radiators.

En-suite:

7'9" x 5'5" (2.37m x 1.67m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Extractor, part wall tiled, velux window and central heating radiator.

Bedroom:

10'0" x 6'4" (3.07m x 1.95m)

A rear facing single room, velux window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a shared driveway leading to private parking and the garage.

Garden:

To the rear of the property is a walled garden, paved patio to lawn and further paved patio with gazebo.

Garage:

Roller door, power and lighting.

Notes:

Council tax band: E

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



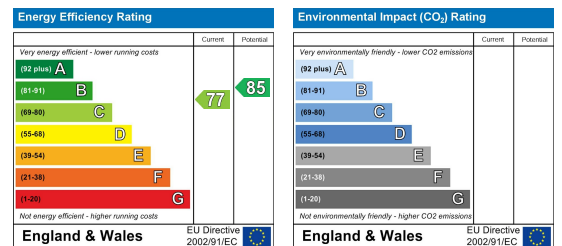
Floor Plan



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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