



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



46 Cornfield Crescent, Bridlington, YO16 4RJ

Offers Over £145,000



46 Cornfield Crescent

Bridlington, YO16 4RJ

Offers Over £145,000



A two bedroom semi-detached house ideal for a first time buyer.

One of the standout features of this property is the extensive rear garden offering endless possibilities for outdoor activities, family gatherings, or even the potential to extend the property further in the future.

With no ongoing chain, the process of making this house your home is made even smoother.

Situated on the West Hill development close to local schools, the parade of shops, supermarket, Bridlington's hospital and bus routes.

The property comprises: Ground floor: spacious lounge and kitchen/diner. First floor: two double bedrooms and house bathroom. Exterior: extensive gardens. Upvc double glazing and gas central heating.

Don't miss out on the chance to own a home with such great potential contact us today to arrange a viewing.

Entrance:

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

Lounge:

16'10" x 10'6" (5.14m x 3.21m)

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

Kitchen/diner:

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and gas hob with stainless steel extractor over. Plumbing for washing machine, downstairs

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

Side Passage:

Two brick outbuildings for storage.

First floor:

Upvc double glazed window.

Bedroom:

13'8" x 10'0" (4.18m x 3.06m)

A spacious rear facing double room, built in wardrobe, two upvc double glazed windows and central heating radiator.

Bedroom:

10'7" x 9'7" (3.24m x 2.94m)

A spacious rear facing double room, built in wardrobe, built in storage cupboard housing gas combi boiler, two upvc double glazed windows and central heating radiator.

Bathroom:

7'6" x 5'10" (2.31m x 1.78m)

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

Exterior:

To the front of the property is a open plan garden with lawn.

Garden:

To the rear of the property is a extensive large garden with lawn.

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

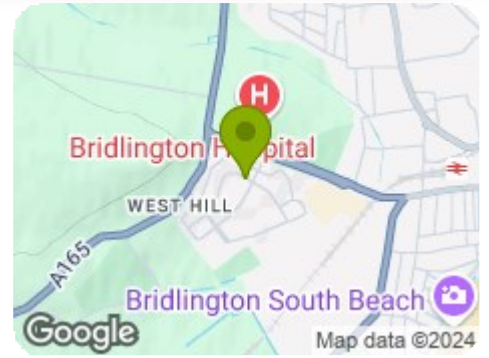
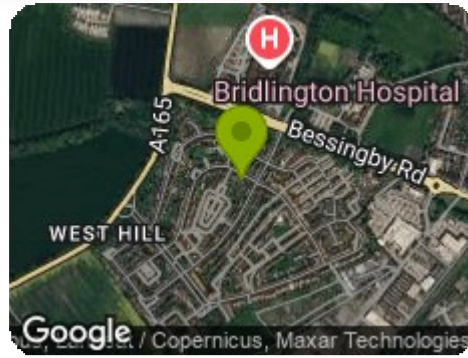
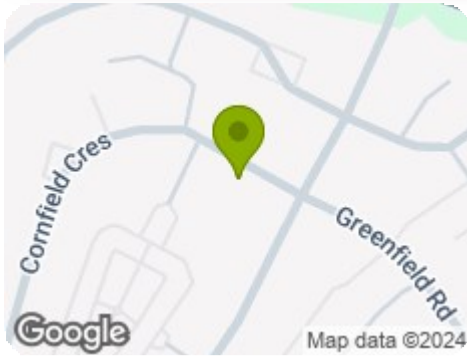
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result 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

Ground Floor

- Lounge: 10'6" x 16'10" (3.21 x 5.14 m)
- Kitchen/diner: 11'0" x 10'6" (3.36 x 3.21 m)
- Hallway: 9'1" x 5'6" (2.77 x 1.80 m)
- Porch: 4'10" x 2'7" (1.49 x 0.79 m)

Floor 1

- Bedroom: 9'7" x 10'7" (2.94 x 3.24 m)
- Bedroom: 10'0" x 13'8" (3.06 x 4.18 m)
- Bathroom: 7'6" x 5'10" (2.31 x 1.78 m)
- Landing: 4'4" x 5'9" (1.33 x 1.77 m)

Approximate total area⁽¹⁾

- 717.2 ft²
- 66.63 m²

Reduced headroom

- 4.2 ft²
- 0.39 m²

BELT ESTATE AGENCY

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

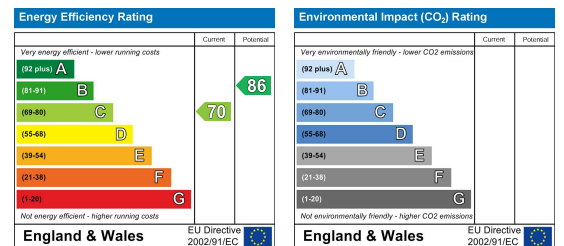
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.beltsestateagents.co.uk

