



BELT
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67 Priory Crescent, Bridlington, YO16 7SE

Price £318,500



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A four bedroom semi-detached house which has been extensively modernised by the current owners and offers spacious living accommodation. Situated in this popular location just off Fortyfoot and is convenient for local shops, schools, bus service routes, access to the town centre and north foreshore (approximately a quarter of a mile away). An ideal family home.

The property comprises: Ground floor: lounge, sitting room, modern kitchen/diner, utility hall and shower room. First floor: four good size bedrooms and modern bathroom. Exterior: private driveway and rear garden. Upvc double glazing and gas central heating. Must be viewed to appreciate what's on offer.

Entrance:

Composite door into spacious inner hall, understairs storage cupboard and central heating radiator.

Lounge:

16'1" x 12'10" (4.91m x 3.92m)

A spacious front facing room, inset log burning stove, upvc double glazed bay window and central heating radiator.

Sitting room:

18'2" x 11'11" (5.56m x 3.64m)

A spacious rear facing room, two central heating radiators and upvc double french doors onto the garden.

Kitchen/diner:

21'7" x 9'8" (6.58m x 2.96m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Integrated fridge/freezer, dishwasher, microwave and washing machine. Part wall tiled, two upvc double glazed windows and central heating radiator.

Utility hall:

14'7" x 2'6" (4.47m x 0.77m)

Fitted with base units, space for a tumble dryer, gas combi boiler and upvc double glazed door onto the rear garden.

Shower room:

6'4" x 5'1" (1.94m x 1.56m)

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

First floor:

A spacious landing, upvc double glazed window and access to a boarded loft with drop down ladder.

Bedroom:

14'0" x 12'10" (4.28m x 3.93m)

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

Bedroom:

12'11" x 11'11" (3.96m x 3.65m)

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

Bedroom:

12'0" x 9'9" (3.66m x 2.98m)

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

Bedroom:

8'10" x 7'7" (2.71m x 2.33m)

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

Bathroom:

10'11" x 6'1" (3.33m x 1.86m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Part wall tiled, built in storage cupboard housing hot water store, extractor, two upvc double glazed windows and central heating radiator.

Exterior:

To the front of the property is a walled pebbled garden area. To the side of the property is a private driveway and gated side access to the rear garden.

Garden:

To the rear of the property is a private fenced enclosed garden. Paved and decked patio areas, lawn, timber built shed and outside water point.

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



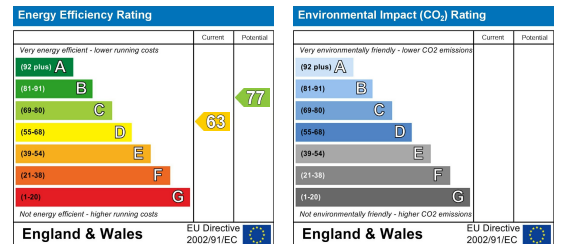
Floor Plan



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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