



BELT
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2 Lawrence Croft, Easton Road, Bridlington, YO16 4LU

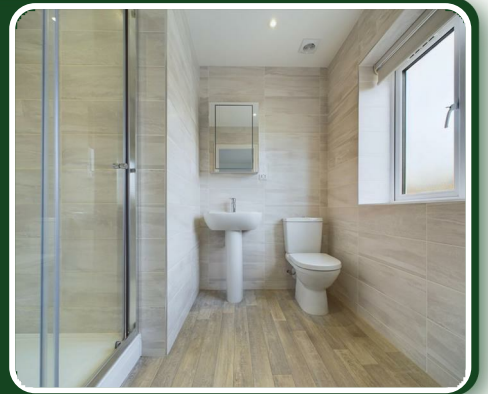
Price Guide £230,000



2 Lawrence Croft

Easton Road Bridlington, YO16 4LU

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Welcome to Lawrence Croft, a stunning property located on Easton Road in the charming town of Bridlington. This detached house boasts a modern design and is part of a new development, offering a fresh and contemporary living space.

The property comprises: Ground floor: wc, spacious lounge, modern kitchen/diner and utility. First floor: three double bedrooms, modern en-suite and modern bathroom. Exterior: gardens and private parking for two cars. Upvc double glazing and gas central heating. No ongoing chain, you can make this house your home without any delays.

Entrance:

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

Wc:

5'8" x 2'11" (1.73m x 0.89m)

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

Lounge:

15'9" x 9'10" (4.81m x 3.02m)

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

Kitchen/diner:

16'9" x 12'5" (5.13m x 3.81m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with stainless steel extractor over. Integrated dishwasher, fridge and freezer. Central heating radiator and upvc double glazed patio doors onto the garden.

Utility:

5'6" x 4'0" (1.70m x 1.22m)

Fitted with wall cupboards, plumbing for washing machine, gas combi boiler, extractor, central heating radiator and upvc double glazed door to the side elevation.

First floor:

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

Bedroom:

13'11" x 10'1" (4.25m x 3.09m)

A spacious front facing double room, built in mirrored sliding wardrobes, built in storage cupboard, upvc double glazed window and central heating radiator.

En-suite:

6'3" x 4'6" (1.93m x 1.39m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

Bedroom:

10'10" x 7'9" (3.32m x 2.38m)

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

Bedroom:

10'10" x 8'9" (3.32m x 2.67m)

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

Bathroom:

6'0" x 5'6" (1.83m x 1.68m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is an open plan garden with shrubs and bushes. Private parking for two cars.

Garden:

To the rear of the property is a fenced garden, paved patio to lawn and a shed.

Notes:

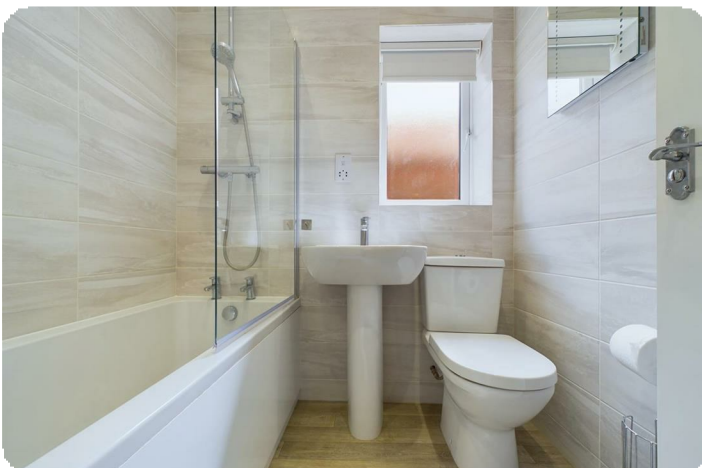
Council tax band: D

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



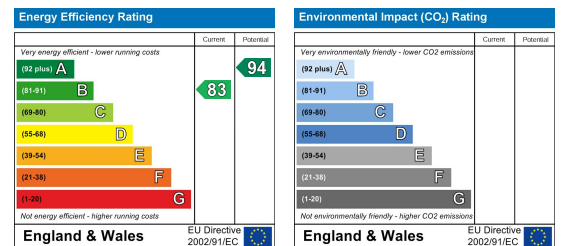
Floor Plan



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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