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39 Windsor Crescent, Bridlington, YO15 3HZ

Price Guide £195,000



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A spacious period semi detached house that offers ample space for a growing family to thrive.

The interior that exudes character and charm, with many period features throughout, this house seamlessly blends classic elegance with modern comfort.

Situated just 200 yards from Bridlington harbour, with easy access to the south beach and town centre, this home is perfectly positioned for those who enjoy coastal living. The off-road parking ensures convenience for those with a vehicle, making trips in and out a breeze.

The property comprises lounge, dining room, sun room and modern kitchen. First floor: two spacious double bedrooms and bathroom. Second floor: two further spacious double bedrooms. Exterior: rear garden and off road parking. Upvc double glazing and gas central heating.

Entrance:

Door into inner lobby, part wall tiled. Door into spacious inner hall, understairs storage cupboard and central heating radiator.

Lounge:

13'2" x 11'10" (4.03m x 3.62m)

A spacious front facing room, period fireplace with cast iron inset and wood surround. Upvc double glazed bay window and central heating radiator.

Dining room:

11'11" x 10'0" (3.65m x 3.06m)

A rear facing room, log burning stove with feature brick surround, built in storage cupboards and central heating radiator.

Sun room:

11'6" x 7'1" (3.51m x 2.18m)

Over looking the garden, velux window and patio doors.

Kitchen:

15'9" x 8'9" (4.82m x 2.69m)

Fitted with a range of modern base and wall units, under cupboard lighting, Quartz worktop and splash backs. Inset stainless steel one and a half sink unit, two electric Samsung ovens, gas hob with extractor above. Integrated dishwasher, gas combi boiler, plumbing for washing machine, space for a fridge/freezer and upvc double glazed window.

First floor:

A spacious landing, central heating radiator.

Bedroom:

17'6" x 11'8" (5.34m x 3.58m)

A spacious front facing double room, period fireplace with cast iron inset and marble surround. Two upvc double glazed windows and central heating radiator. Side sea view.

Bedroom:

11'9" x 11'2" (3.60m x 3.42m)

A rear facing double room, period cast iron fireplace, upvc double glazed window and central heating radiator.

Bathroom:

10'2" x 9'0" (3.12m x 2.75m)

Comprises free standing roll top bath, shower cubicle with plumbed shower, wc, wash hand basin, wall panelling, upvc double glazed window and chrome ladder radiator.

Second floor:

Upvc double glazed window.

Bedroom:

16'10" x 11'10" (5.14m x 3.62m)

A spacious front facing double room, period cast iron fireplace, upvc double glazed window and central heating radiator.

Bedroom:

11'9" x 11'1" (3.60m x 3.40m)

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

Exterior:

To the front of the property is a small walled garden and gated side access to the rear garden.

Garden:

To the rear of the property is a walled garden and private parking. Gated access via Thorpe Street for parking two cars.

Notes:

Council tax band B

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



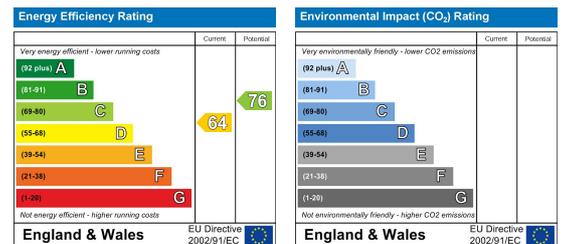
Floor Plan



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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