



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



**12 West Crayke, Bridlington, YO16 6XW**

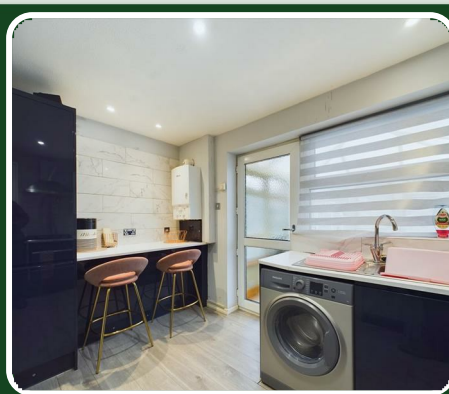
**Price Guide £159,950**



# 12 West Crayke

Bridlington, YO16 6XW

**Price Guide £159,950**



Welcome to this semi-detached house located in the prime area of West Crayke, Bridlington. This property boasts a modern feel, being built between 2000-2009, making it perfect for a first-time buyer looking for a comfortable and stylish home.

Conveniently close to amenities including The Co-op supermarket, the Friendly Foresters public house and restaurant, Bridlington North Library, local schools, local parks, and bus routes.

The property comprises: spacious lounge/diner, modern kitchen and upvc conservatory. First floor: two double bedrooms and modern bathroom. Exterior: gardens and ample private parking. Upvc double glazing and gas central heating.

## **Entrance:**

3'5" x 2'8" (1.05m x 0.83m)

Upvc double glazed door into inner lobby, door leads into:

## **Lounge/diner:**

18'10" x 11'6" (5.75m x 3.51m)

A spacious front facing room, understairs storage cupboard, modern electric wall mounted fire, two upvc double glazed windows and two central heating radiators.

## **Kitchen:**

11'6" x 8'10" (3.53m x 2.70m)

Fitted with a range of modern base and wall units, integrated fridge/freezer, electric oven, gas hob with extractor above. Stainless steel sink unit, plumbing for

washing machine, part wall tiled, breakfast bar, gas combi boiler, upvc double glazed window and upvc double glazed door into the conservatory.

## **Upvc conservatory:**

9'7" x 8'7" (2.93m x 2.62m)

Over looking the garden, central heating radiator.

## **First floor:**

### **Bedroom:**

11'1" x 10'11" (3.38m x 3.34m)

A rear facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

### **Bedroom:**

11'6" x 8'3" (3.53m x 2.54m)

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

### **Bathroom:**

6'6" x 5'5" (1.99m x 1.66m)

Comprises modern suite, bath with plumbed shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled. upvc double glazed window and stainless steel ladder radiator.

### **Exterior:**

To the front of the property is a pebbled parking area. To the side elevation is a private driveway with further parking and gated access to the rear garden.

### Garden:

To the rear of the property is a private enclosed garden, mainly paved and an area with lawn.

### Notes:

Council Tax Band: A

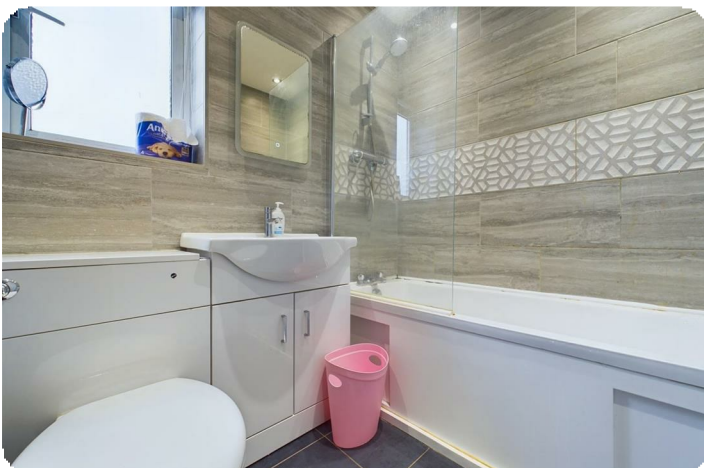
### Purchase Procedure:

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



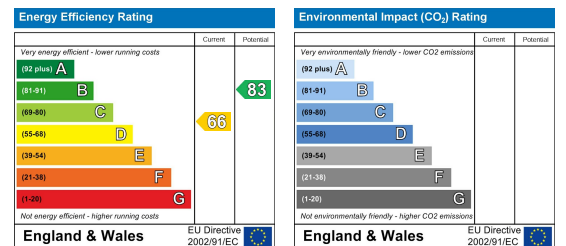
Floor Plan



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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