



96 Windsor Crescent, Bridlington, YO15 3JA

Price Guide £169,950



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Welcome to Windsor Crescent, Bridlington, this impressive mid-terrace house, built in 1880, offers an opportunity for those seeking a spacious family home or a lucrative investment. Spanning an expansive 2,185 square feet, the property boasts an abundance of space with seven well-proportioned bedrooms, making it ideal for larger families or those wishing to accommodate guests.

While the house is in need of some modernisation, this presents a fantastic opportunity for buyers to put their own stamp on the property and create a home that reflects their personal style. The absence of an ongoing chain allows for a smoother transition, making it easier for you to move in and start your new chapter.

Situated close to the harbour, south beach, town centre and supermarket, ensuring that all your daily needs are within easy reach. Imagine strolling down to the harbour for a leisurely afternoon or popping into town for a spot of shopping without having to travel far.

Entrance:

Upvc door into inner hall, central heating radiator.

Lounge:

12'9" x 11'8" (3.90m x 3.58m)

A front facing room, open fire with period tiled inset and wood surround. Upvc double glazed bay window and central heating radiator.

Dining room:

13'6" x 11'10" (4.13m x 3.61m)

A rear facing room, fireplace with period tiled inset and wood surround. Upvc double glazed window, central heating radiator, built in storage cupboard and shelving.

Kitchen:

12'5" x 8'5" (3.79m x 2.59m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, floor tiled, understairs storage cupboard, integrated fridge/freezer, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the rear patio.

Wc/utility:

Wc, wash hand basin and plumbing for washing machine.

First floor:

A spacious landing, stained glass window, central heating radiator, access to the loft space.

Bedroom:

14'3" x 12'8" (4.36m x 3.88m)

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

Bedroom:

11'10" x 11'8" (3.63m x 3.57m)

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

Bedroom:

11'9" x 7'3" (3.59m x 2.22m)

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

Shower room:

Comprises shower cubicle with electric shower, full wall tiled, upvc double glazed window and central heating radiator.

Bathroom:

11'1" x 8'3" (3.38m x 2.53m)

Comprises free standing bath with shower attachment, wc and wash hand basin. Built in cabinet, two upvc double glazed windows and central heating radiator.

Second floor:

Central heating radiator.

Bedroom:

12'3" x 11'7" (3.74m x 3.55m)

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

Bedroom:

11'8" x 11'6" (3.58m x 3.52m)

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

Bathroom:

11'1" x 8'3" (3.38m x 2.53m)

Comprises, bath, shower cubicle with electric shower, wc and wash hand basin. Wall panelling, built in storage cupboard, upvc double glazed window and central heating radiator.

Third floor:**Bedroom:**

15'6" x 12'4" (4.73m x 3.76m)

A front facing double room, upvc double glazed window.

Office:

7'8" x 7'3" (2.35m x 2.21m)

A front facing room, built in storage cupboard and velux window.

Exterior:

To the front of the property is a small walled frontage.

To the rear of the property is a walled yard. Further gated access to a private garden.

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



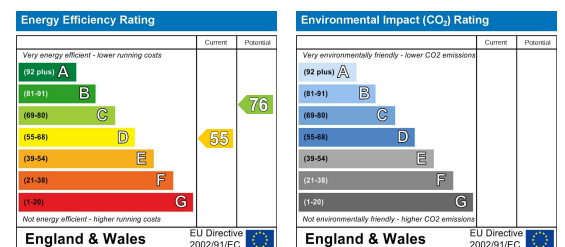
Floor Plan



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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