



### 3 St. Marys Crescent, Bridlington, YO16 7LH

Price Guide £188,950



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Welcome to St. Marys Crescent, Bridlington, a beautifully renovated two bedroom semi-detached bungalow.

The bungalow has been meticulously upgraded to a high standard, ensuring a comfortable and stylish living environment. Improvements include a complete re-wiring, new windows, full heating system, all of which contribute to the property's energy efficiency and overall appeal. The interior has been re-plastered, re-decorated, new flooring, new kitchen and bathroom providing a fresh and inviting atmosphere throughout.

At the heart of the home lies a modern extended open-plan kitchen, dining, and living area, perfect for entertaining guests or enjoying family meals. This space seamlessly connects to the rear of the property, allowing for an abundance of natural light to flood in.

Situated just off Queensgate, this property is located in a desirable residential area, making it an excellent choice. In close proximity there are local amenities, including the College and the historic Priory Church, as well as easy access to the vibrant High Street, where there are variety of shops and eateries.

No ongoing chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to own this stunning home in Bridlington.

### Entrance:

Composite door into inner hall, central heating radiator.

### Lounge:

13'10" x 11'7" (4.22m x 3.55m)

A front facing room, built in tv cabinet, upvc double glazed window and central heating radiator.

### Open plan kitchen/dining/living:

18'10" x 9'2" (5.76m x 2.81m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Gas combi boiler, plumbing for washing machine, two upvc double glazed windows, two central heating radiators and upvc french doors onto the garden.

### Bedroom:

11'8" x 10'8" (3.56m x 3.26m)

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

### Bedroom:

10'5" x 9'5" (3.20m x 2.89m)

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

### Bathroom:

5'10" x 5'8" (1.79m x 1.74m)

Comprises a modern suite, large shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, velux window and ladder radiator.

### Exterior:

To the front of the property is a ample private pebbled parking area.



### **Garden:**

To the rear of the property is a good size fenced garden with a large paved patio.

### **Notes:**

Council tax band: A

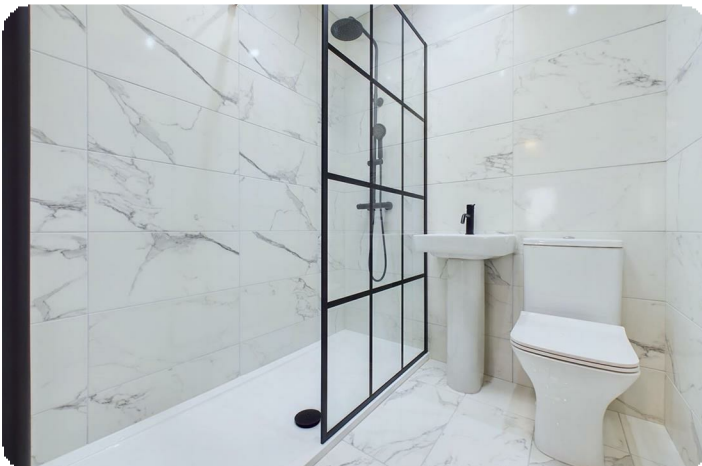
### **Purchase procedure**

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.



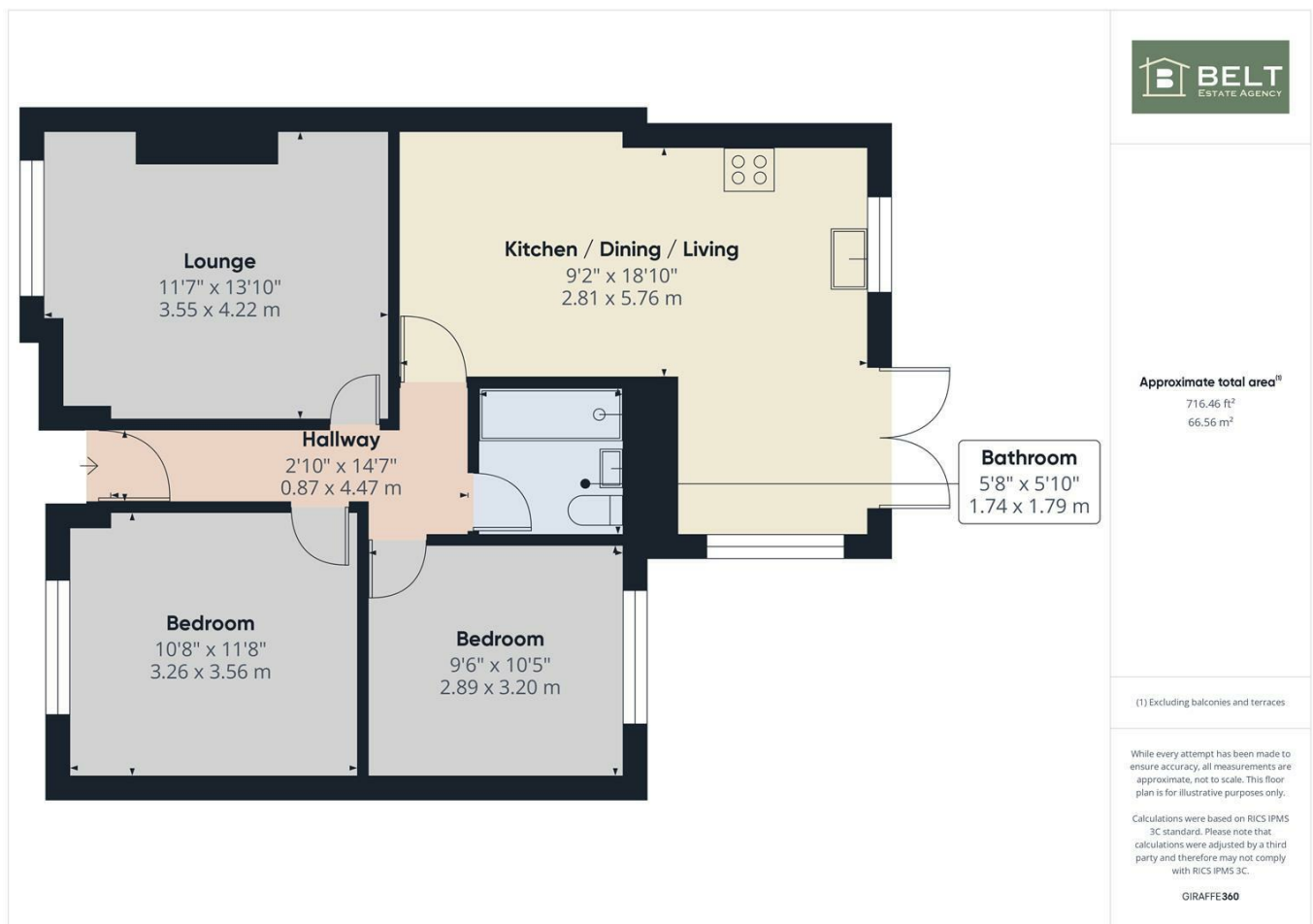
Road Map

Hybrid Map

Terrain Map



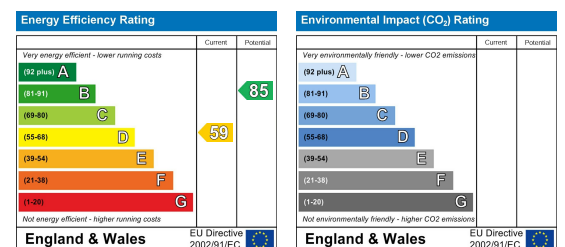
## Floor Plan



## 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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