



## 38 Scarborough Crescent, Bridlington, YO16 7PB

Price Guide £165,000



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Welcome to Scarborough crescent in the town of Bridlington, this delightful semi-detached bungalow presents an excellent opportunity for those looking to downsize or retire.

Set on a generous corner plot, the bungalow boasts established gardens that provide a lovely outdoor space to enjoy the fresh air and sunshine. The property also features ample private parking and a garage.

Situated just off Scarborough Road, this home is ideally located for easy access to Bridlington's Old Town with its selection of shops, galleries, pubs, and restaurants that the area has to offer. Additionally, the convenient bus service routes make it easy access to the town centre or to explore the surrounding areas.

With no ongoing chain, this property is ready for you to move in and make it your own.

### Entrance:

Upvc double glazed door into inner hall, built in storage cupboard housing gas boiler and central heating radiator.

### Kitchen:

10'4" x 5'8" (3.15m x 1.74m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob. Part wall tiled, built in storage cupboard, space for fridge/freezer, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

### Lounge/diner:

16'5" x 12'4" (5.01m x 3.78m)

A spacious front facing room, election fire with surround, upvc double glazed window and central heating radiator.

### Inner hall:

Built in storage cupboard and access to the loft space.

### Bedroom:

13'5" x 10'9" (4.09m x 3.28m)

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

### Bedroom:

9'1" x 8'3" (2.77m x 2.53m)

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

### Bathroom:

6'2" x 5'6" (1.89m x 1.69m)

Comprises walk in shower with plumbed in shower, 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 and side of the property is a established gardens with lawn and borders of shrubs, bushes and hedges.

To the side elevation is a private paved driveway with

ample parking leading to the garage.  
To the rear of the property is a private garden with lawn and borders of shrubs and hedges.

### **Garage:**

Up and over door.

### **Notes:**

Council tax band: B

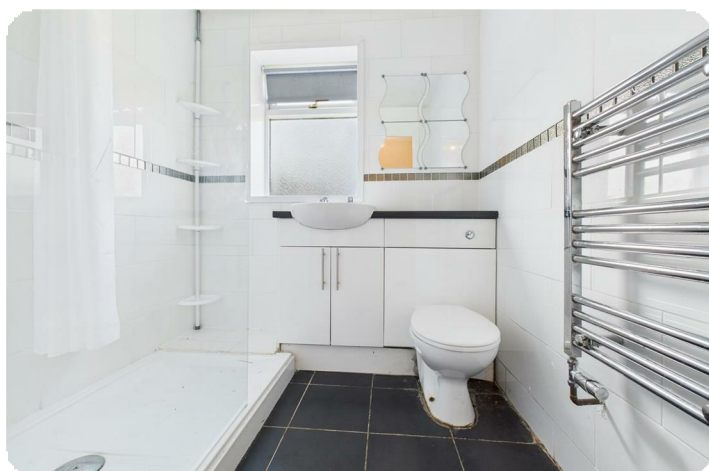
### **Purchase procedure**

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,

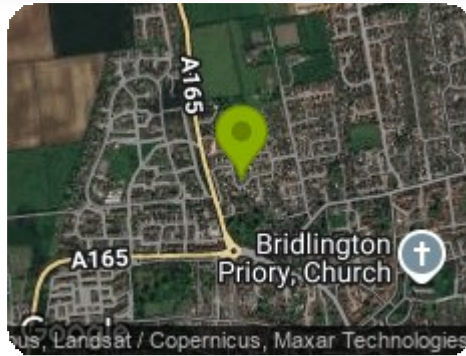
alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. **PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff 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



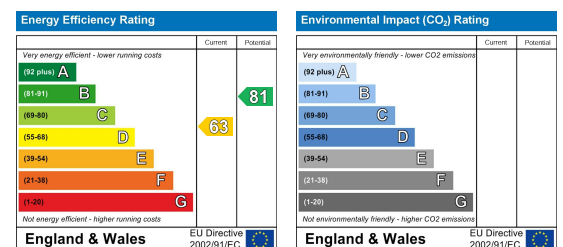
## Floor Plan



## 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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