



4 Allerston Croft, Bridlington, YO16 6AR

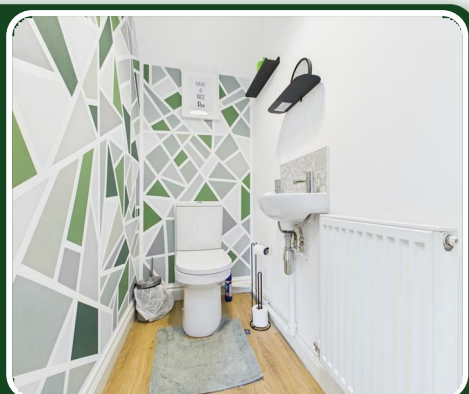
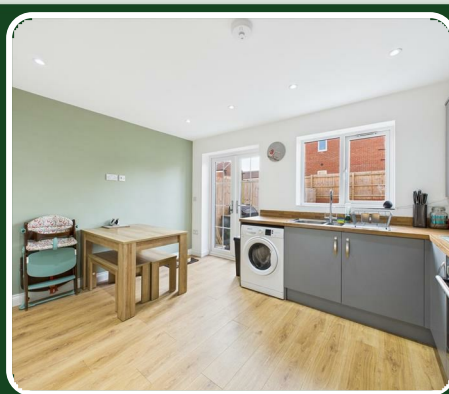
Price Guide £169,950



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Bridlington, YO16 6AR

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Welcome to Allerston Croft in Bridlington, this newly built property offers a perfect opportunity for first-time buyers seeking a modern home.

Located on a new development, this property benefits from its proximity to local amenities and nearby schools. Additionally, the historic charm of Bridlington's Old Town is just a short distance away, providing a delightful mix of culture, shopping, and dining options.

The property comprises ground floor: lounge, kitchen/diner and wc. First floor: two double bedrooms and bathroom. Exterior: rear garden and private parking for two cars.

Don't miss the chance to make this property your own.

Entrance:

Composite door into inner hall, central heating radiator.

Lounge:

16'0" x 10'2" (4.88m x 3.11m)

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

Kitchen/diner:

13'3" x 10'7" (4.05m x 3.24m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over. Plumbing for washing machine, space for a fridge/freezer, gas boiler, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the rear garden.

Wc:

5'4" x 3'2" (1.64m x 0.98m)

Wc, wash hand basin, extractor and central heating radiator.

First floor:

Central heating radiator.

Bedroom:

13'3" x 10'8" (4.05m x 3.26m)

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

Bedroom:

10'2" x 9'2" (3.12m x 2.80m)

A front facing double room, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Bathroom:

6'7" x 6'7" (2.03m x 2.01m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a private block paved parking area for two cars.

Garden:

To the rear of the property is a fenced garden, paved patio to lawn.

Notes:

Council tax band B.

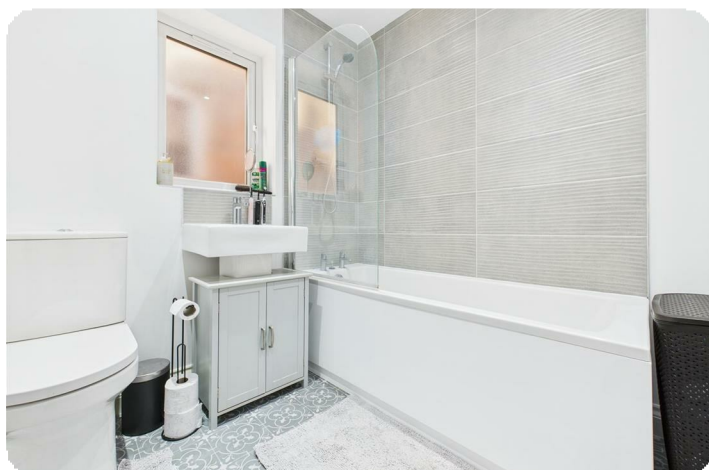
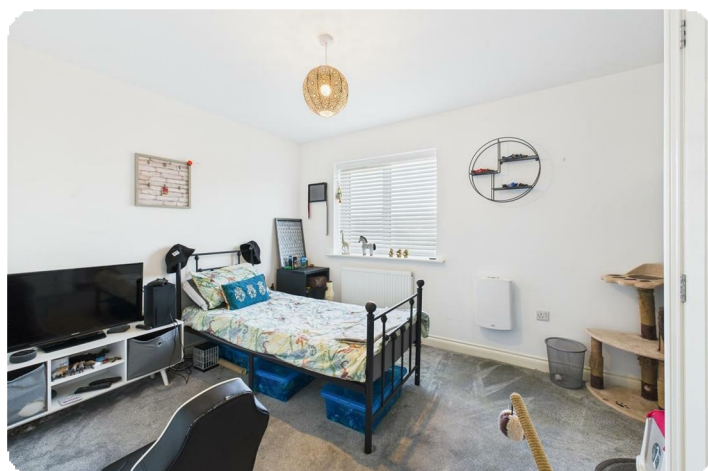
Purchase procedure

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



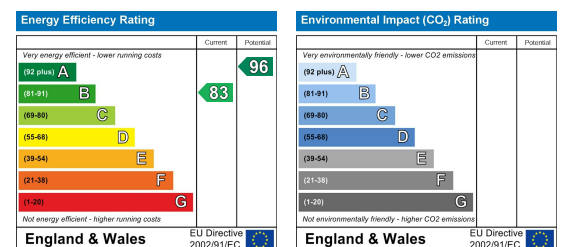
Floor Plan



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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