



BELT
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84 Bempton Crescent, Bridlington, YO16 7HH

Price Guide £135,000



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Welcome to the residential area of Bempton Crescent, Bridlington, this semi-detached bungalow presents an excellent opportunity for those looking to downsize.

With one well-proportioned bedroom, two reception rooms, kitchen and bathroom this property is perfect for individuals or couples seeking a comfortable and manageable living space.

One of the standout features of this property is the private driveway offering convenience in this area.

The location is particularly advantageous, as it is situated close to a local library, supermarket, public house, and restaurant. This means that daily errands and social outings are just a short stroll away, making life here both easy and enjoyable.

The nearby parade of shops includes the 149 Fish Shop, a chemist, and a convenience store, ensuring that all your everyday needs are met within close proximity. The excellent bus routes further enhance the appeal.

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

Entrance:

Upvc double glazed door into outer porch, electric radiator. Upvc double glazed door into the kitchen.

Kitchen:

10'8" x 10'3" (3.27m x 3.14m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, extractor, part wall tiled, upvc double glazed window, central heating radiator and access to boarded loft space by drop down ladder.

Lounge:

12'4" x 10'7" (3.77m x 3.24m)

A front facing room, log burning stove, built in storage cupboards, stripped floor boards, upvc double glazed bay window and central heating radiator.

Utility cupboard:

6'2" x 2'4" (1.90m x 0.72m)

Gas combi boiler, plumbing for washing machine and window.

Bedroom:

10'9" x 10'9" (3.30m x 3.28m)

A rear facing room, built in wardrobes, stripped floor boards, window and central heating radiator.

Sun room:

11'9" x 9'5" (3.60m x 2.89m)

A rear facing room, upvc double glazed windows, central heating radiator and upvc double glazed patio doors onto the garden.

Bathroom:

6'4" x 5'6" (1.95m x 1.68m)

Comprises shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, upvc double glazed window and stainless steel ladder radiator.

Loft room:

16'9" x 9'11" (5.12m x 3.04m)

Velux window.

Exterior:

To the front of the property is a walled pabbeld garden. To the side elevation is a private block paved driveway for parking.

Garden:

To the rear of the property is a enclosed garden. Paved patio, lawn, pebbled area and two sheds.

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



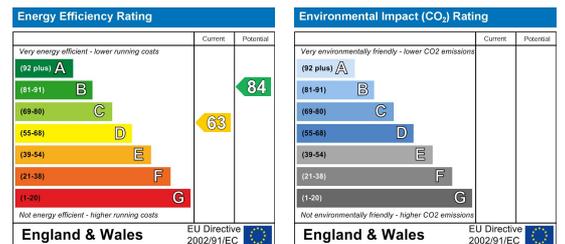
Floor Plan



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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