



25 Cornfield Crescent, Bridlington, YO16 4RL

Price Guide £165,000



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Welcome to the West Hill development in Bridlington, this end-terraced house on Cornfield Crescent presents an excellent opportunity for first-time buyers.

The property boasts a well-presented interior, featuring a spacious reception room, kitchen/diner, three generously sized bedrooms and a well appointed bathroom, perfect for families or those seeking extra space.

The property also benefits from a good-sized rear garden, ideal for outdoor relaxation or entertaining guests.

Parking is a breeze with space for two vehicles, a valuable asset in this area.

The location is particularly advantageous, offering easy access to local schools, a variety of shops, a supermarket, and bus service routes.

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

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

16'8" x 12'2" (5.10m x 3.71m)

A spacious double aspect room, gas fire with tiled surround, understairs storage cupboard, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Kitchen/diner:

16'9" x 10'11" (5.11m x 3.34m)

Fitted with a range of base and wall units, stainless steel

sink unit, plumbing for washing machine, part wall tiled, understairs storage cupboard, three upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Upvc double glazed window, two built in storage cupboards, one housing gas combi boiler.

Bedroom:

11'1" x 11'0" (3.38m x 3.37m)

A front facing double room, tiled fireplace, built in wardrobe, two upvc double glazed windows and central heating radiator.

Bedroom:

12'1" x 9'0" (3.70m x 2.75m)

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

Bedroom:

9'1" x 7'5" (2.77m x 2.28m)

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

Bathroom:

6'7" x 5'4" (2.03m x 1.65m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a private driveway for parking two cars.

Garden:

To the rear of the property is a large fenced garden, patio to lawn. Two brick built sheds and wc.

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.



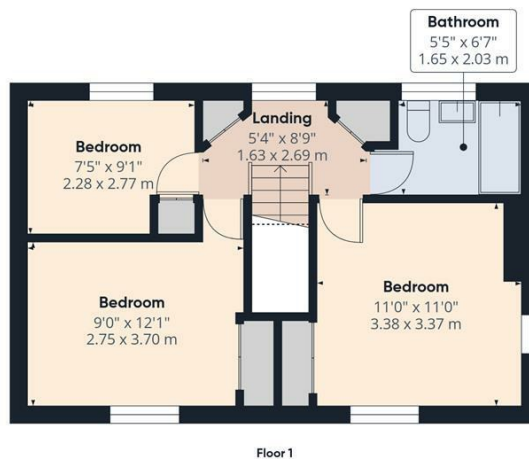
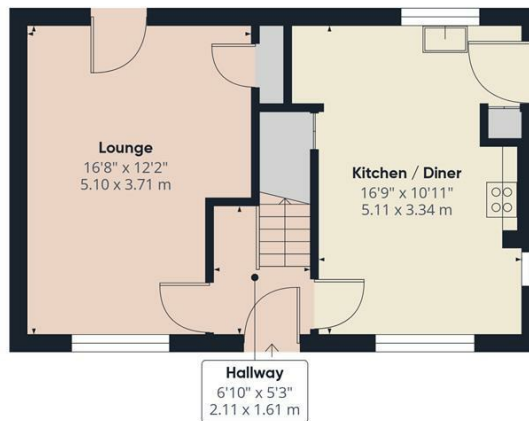
Road Map

Hybrid Map

Terrain Map



Floor Plan



Approximate total area⁽¹⁾
836 ft²
77.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

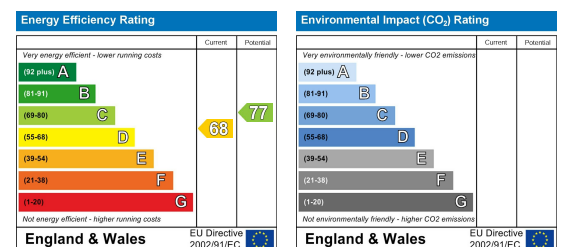
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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