



4 Havelock Crescent, Bridlington, YO16 4JQ

Price Guide £145,000



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Welcome to Havelock Crescent in the coastal town of Bridlington, this mid-terrace house presents an excellent opportunity for first-time buyers or families seeking a comfortable home.

The property boasts three well-proportioned bedrooms, a modern bathroom, a welcoming reception room, spacious kitchen/diner, utility and ground floor wc.

The house is well presented throughout, ensuring that you can move in with ease and start enjoying your new home right away.

Conveniently located just off Quay Road, this property benefits from its proximity to local shops, schools, and the train station, making daily errands and commutes a breeze. Additionally, the easy access to the town centre means that you can enjoy all the amenities Bridlington has to offer, from cafes to beautiful coastal walks.

There is no ongoing chain, allowing for a smooth and straightforward purchasing process.

This home is not to be missed, so do not hesitate to arrange a viewing.

Entrance:

Upvc double glazed door into inner lobby. Door into inner hall and central heating radiator.

Lounge:

13'3" x 12'11" (4.04m x 3.94m)

A front facing room, inset modern wall mounted gas fire, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

14'3" x 12'3" (4.35m x 3.75m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven with extractor over. Part wall tiled, floor tiled, space for fridge/freezer, understairs storage cupboard, upvc double glazed window and central heating radiator.

Utility:

9'1" x 5'4" (2.79m x 1.65m)

Fitted with base, wall units and shelves. Stainless steel sink unit, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear courtyard.

Wc:

5'4" x 2'1" (1.65m x 0.65m)

Wc and gas combi boiler fitted 2025.

First floor:

Bedroom:

12'0" x 11'4" (3.67m x 3.46m)

A rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

11'3" x 10'4" (3.44m x 3.15m)

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

Bedroom:

8'6" x 6'2" (2.61m x 1.90m)

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

Bathroom:

11'5" x 5'4" (3.50m x 1.63m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, shower panelling, extractor, two upvc double glazed windows and central heating radiator.

Exterior:

To the front of the property is a small walled garden.

To the rear of the property is a walled courtyard, water point and access for the bins.

Notes:

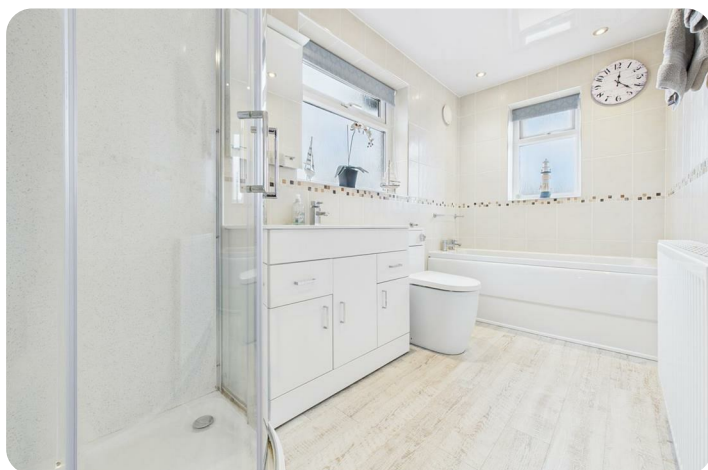
Council tax band: A

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



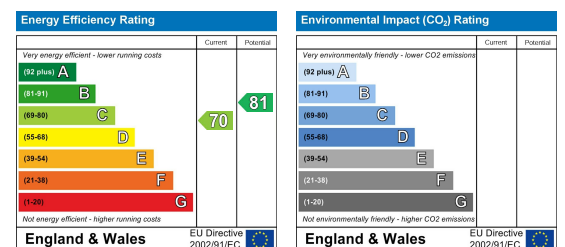
Floor Plan



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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