



## 23 Priory Crescent, Bridlington, YO16 7SE

Offers Over £225,000



# 23 Priory Crescent

Bridlington, YO16 7SE

## Offers Over £225,000



Welcome to Priory Crescent in the coastal town of Bridlington, this semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and well-appointed home.

With two spacious bedrooms and three inviting reception rooms, making it ideal for downsizers who do not wish to compromise on space.

The bungalow boasts a modern kitchen extension, and a sun room that invites natural light, creating a warm and welcoming atmosphere throughout.

The well-presented interiors ensure that you can move in with ease, allowing you to enjoy your new home from day one.

The location is particularly advantageous, situated just off Fortyfoot, providing convenient access to local shops, schools, and bus routes. This means that daily essentials are always within easy reach. The town centre and the stunning north foreshore are only a quarter of a mile away, offering the perfect backdrop for leisurely coastal walks by the sea. This property truly must be viewed to appreciate all that it has to offer.

Whether you are looking to downsize or simply seeking a peaceful retreat, this bungalow is a wonderful choice that combines modern living with a prime location. Don't miss the chance to make this home your own.

### Entrance:

Upvc double doors into outer porch. Door into inner hall, built in cloaks cupboard and central heating radiator.

### Lounge:

14'7" x 12'2" (4.46m x 3.73m)

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

### Sitting room:

12'1" x 10'0" (3.70m x 3.05m)

A rear facing room, built in storage cupboards, central heating radiator and archway into the kitchen.

### Kitchen/diner:

15'6" x 11'1" (4.73m x 3.38m)

Fitted with a range of modern base and wall units, central island, inset sink unit, electric Neff oven and Bosch hob with extractor over. Floor tiled, integrated microwave, fridge, two freezers, dishwasher and Hoover washing machine. Combi boiler, pantry, upvc double glazed window and central heating radiator.

### Sun room:

10'1" x 8'3" (3.09m x 2.54m)

Over looking the garden, upvc double glazed windows, central heating radiator and French doors onto the garden.

### Bedroom:

11'7" x 11'5" (3.55m x 3.49m)

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

### Bedroom:

11'11" x 9'9" (3.64m x 2.98m)

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

### Bathroom:

8'10" x 5'10" (2.70m x 1.78m)

Comprises a modern suite, walk in shower with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a private Resin driveway and small lawn area.

### Garden:

To the rear of the property is a fenced garden. Resin patio to lawn with borders of shrubs and bushes.

To the side of the property is a pebbled garden and a timber built shed.

### 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



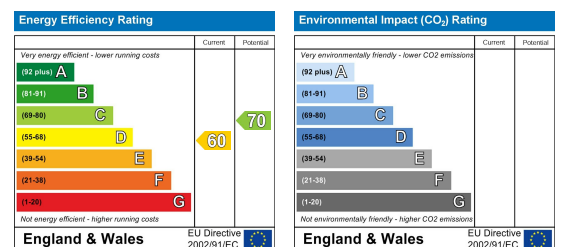
## Floor Plan



## 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.



[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)

