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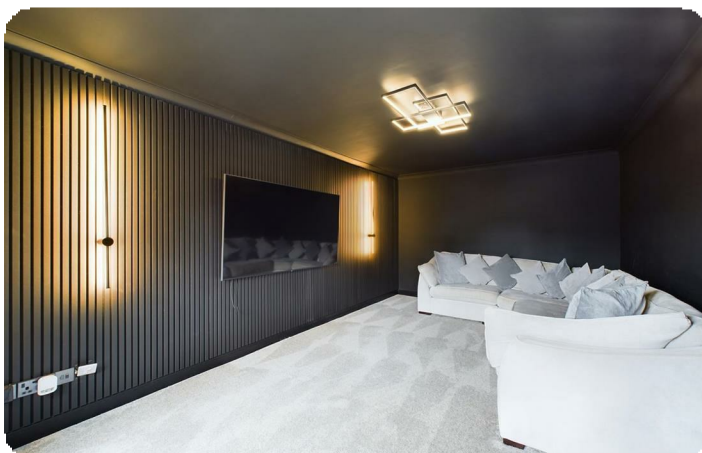
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**124 West Crayke, Bridlington, YO16 6XW**

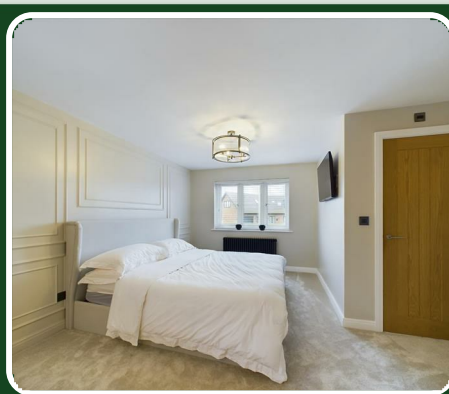
**Price Guide £429,950**



# 124 West Crayke

Bridlington, YO16 6XW

## Price Guide £429,950



A four bedroom detached house which has been extensively modernised and extended. Located in prime location off Martongate close to facilities such as 'The Co-op' Supermarket, 'The Friendly Foresters' public house, primary and secondary schools, 'Bridlington North Library' and local parks are nearby. An ideal family home.

The property comprises: Ground floor: spacious hall, cloakroom, lounge, office, contemporary open plan kitchen/dining living and utility room. First floor: spacious landing, four good size double bedrooms, three modern en-suites and modern house bathroom. Exterior: extensive parking, double garage and south facing rear garden. Upvc double glazing and gas central heating. Must be viewed to appreciate whats on offer.

### Entrance:

Composite door into a spacious hall, built in storage cupboard, modern vertical radiator and glass balustrade to first floor.

### Cloakroom:

6'4" x 2'9" (1.94m x 0.86m)

Wc, wash hand basin with vanity unit and central heating radiator.

### Lounge:

18'4" x 10'9" (5.59m x 3.30m)

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

### Office:

12'4" x 9'7" (3.77m x 2.94m)

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

### Open plan kitchen/dining/living:

24'6" x 23'6" (7.48m x 7.17m)

A rear facing room overlooking the garden, fitted with a range of modern base and wall units, granite worktops and large central island. Inset stainless steel one and a half sink unit, electric double oven, induction hob with extractor over. Integrated fridge/freezer and dishwasher. Part wall tiled, deep built in storage cupboard with power, upvc double glazed window, under floor heating and upvc double glazed french doors onto the garden.

### Utility:

9'5" x 7'8" (2.89m x 2.35m)

Fitted with modern base and wall units, granite work tops, Belfast sink, plumbing for washing machine and space for a tumble dryer. Stainless steel ladder radiator, part wall tiled and composite door to the side elevation. Deep built in storage cupboard housing hot water store and gas boiler.

### First floor:

A spacious landing, deep built in storage cupboard, two sun tunnels and central heating radiator.

### Bedroom:

13'1" x 12'0" (3.99m x 3.67m)

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

### En-suite:

6'5" x 6'4" (1.96m x 1.95m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Extractor, stainless steel towel rail, part wall tiled and upvc double glazed window.

### Bedroom:

18'8" x 11'2" (5.71m x 3.41m)

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

### En-suite:

8'9" x 4'11" (2.68m x 1.50m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Extractor, part wall tiled, stainless steel ladder radiator and upvc double glazed window.

### Bedroom:

12'1" x 11'1" (3.70m x 3.40m)

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

**En-suite:**

7'8" x 3'11" (2.34m x 1.20m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Extractor, part wall tiled, floor tiled, ladder radiator and upvc double glazed window.

**Bedroom:**

12'8" x 11'11" (3.88m x 3.64m)

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

**Bathroom:**

8'5" x 6'7" (2.57m x 2.01m)

Comprises a modern suite, Jacuzzi bath, wc and wash hand basin with vanity unit. Extractor, part wall tiled, stainless steel ladder radiator and upvc double glazed window.

**Exterior:**

To the front of the property is a block paved forecourt for parking. To the side elevation is a private block paved driveway for parking leading to the double garage.

**Garden:**

To the rear of the property is a south facing enclosed garden. Paved patio to lawn, borders with shrubs and bushes, gazebo, power point for a hot tub and further paved patio.

**Double garage:**

15'6" x 15'5" (4.73m x 4.71m)

Electric door, power and lighting.

**Notes:**

Council tax band: D

The property has CCTV.

**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:**

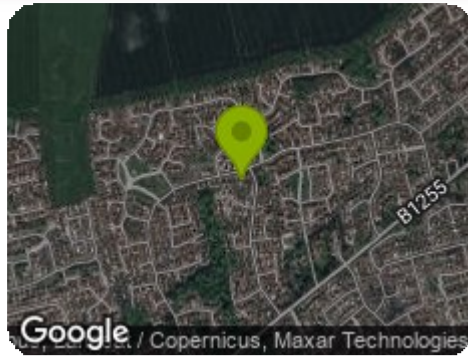
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



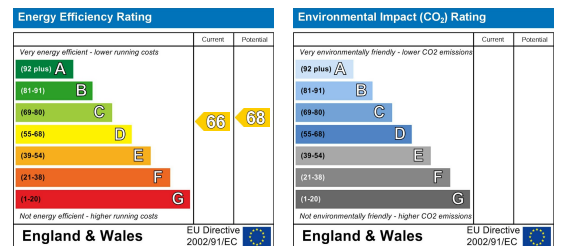
## Floor Plan



## 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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