BELT
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9 Trafalgar Crescent, Bridlington, YO15 3NR

Price Guide £255,000

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The Property Ombudsman
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Price Guide £255,000

A deceptively spacious three bedroom semi-detached house. Situated in a prime south side location convenient for local schools, supermarkets, the Spa theatre, access to the harbour, south beach and promenade. Ideal for a family or retirement. No ongoing chain.
The property comprises: Ground floor: spacious hall, lounge, dining room, upvc conservatory and kitchen. First floor: spacious landing, three double bedrooms, wc and modern house bathroom. Exterior: private forecourt for parking and rear garden with small utility outbuilding. Upvc double glazing and gas central heating.

Entrance:

Composite door into a spacious inner hall, upvc double glazed window, central heating radiator and understairs storage cupboard.

Lounge:

15'8" x 12'10" (4.80m x 3.93m)

A front facing room, inset multi fuel burning stove, upvc double glazed bay window and central heating radiator.

Dining room:

15'8" x 12'9" (4.79m x 3.91m)

A rear facing room, electric fire with tiled inset and wood surround. Upvc double glazed window, central heating radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

9'2" x 6'11" (2.81m x 2.12m)

Over looking the garden, patio doors.

Kitchen:

14'1" x 7'10" (4.31m x 2.41m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Full wall tiled, gas combi boiler, space for a fridge and freezer. Two upvc double glazed windows, central heating radiator and upvc double glazed door into the conservatory.

First floor:

A spacious landing, central heating radiator and built in storage cupboard.

Bedroom:

13'11" x 12'10" (4.26m x 3.92m)

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

Bedroom:

12'4" x 10'11" (3.76m x 3.33m)

A rear facing double room, upvc double glazed window and central heating radiator. Access by a loft ladder to a fully boarded loft with velux window.

Bedroom:

14'2" x 7'10" (4.32m x 2.41m)

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

Bathroom:

6'0" x 5'9" (1.83m x 1.77m)

Comprises a modern suite, bath with plumbed in shower above, wash hand basin with vanity unit. Full wall tiled, extractor and stainless steel ladder radiator.

Wc:

5'1" x 2'8" (1.57m x 0.82m)

Wc, extractor and upvc double glazed window.

Exterior:

To the front of the property is a private block paved forecourt for parking.

Garden:

To the rear of the property is a enclosed garden. Paved patio to lawn to further decked patio.
One outbuilding with plumbing for washing machine and space for a tumble dryer.

Notes:

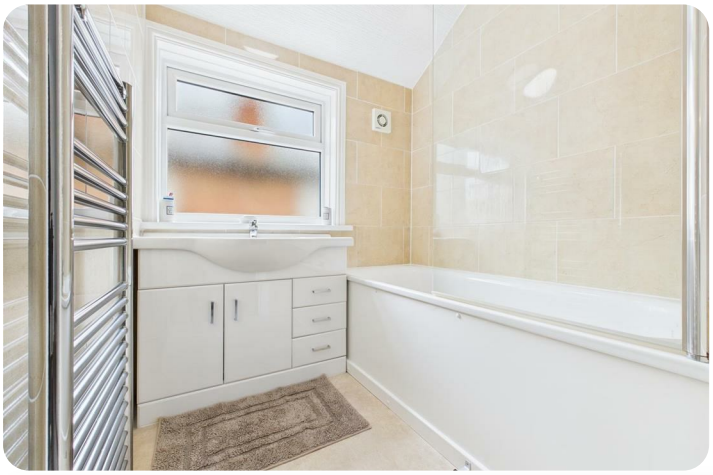
Council tax band: C

Purchase procedure

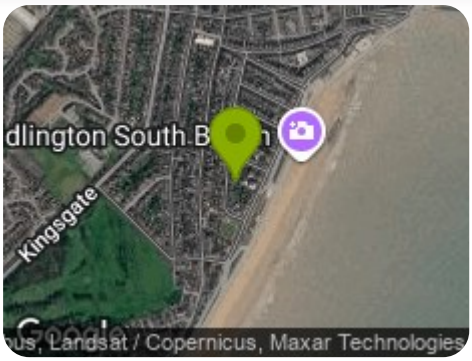
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

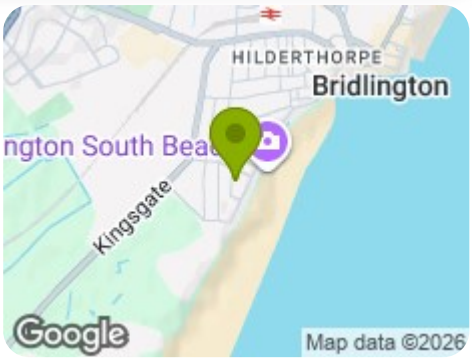
General Notes:

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



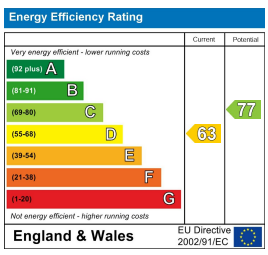


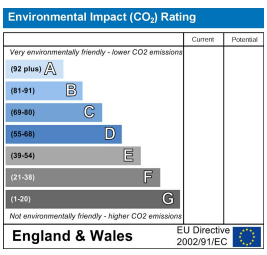
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.