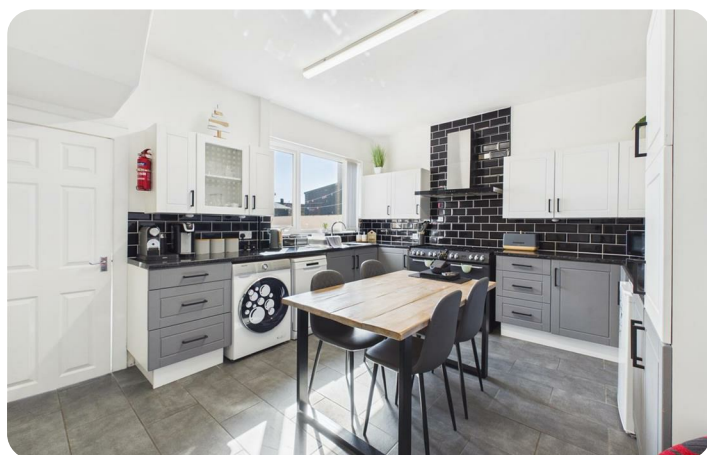




6 Havelock Crescent, Bridlington, YO16 4JQ

Price Guide £149,950



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Welcome to Havelock Crescent in the coastal town of Bridlington. This mid-terrace house presents an excellent opportunity for both holiday letting and permanent family living. The property has been modernised throughout, ensuring a fresh and contemporary feel that is sure to appeal to a wide range of buyers.

Inside, you will find a well-appointed reception room and kitchen/diner that serves as a welcoming space for relaxation and entertainment. The house boasts three comfortable bedrooms, providing ample space for family members or guests. The bathroom is thoughtfully designed, catering to the needs of modern living.

The contents of the property can be negotiated, providing flexibility for the new owner.

Situated just off Quay Road, residents will enjoy easy access to local shops, schools, and the train station. Additionally, the easy access to the town centre means that you can enjoy all the amenities Bridlington has to offer, from cafes to coastal walks.

Whether you are looking for an investment as a holiday let or a family home, this property offers versatility. Do not miss the chance to make this lovely house your own.

Entrance:

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

Lounge:

13'6" x 12'4" (4.13m x 3.78m)

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

Kitchen/diner:

14'1" x 12'5" (4.30m x 3.79m)

Fitted with a range of modern base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine and dishwasher. Extractor, understairs storage cupboard, upvc double glazed window and central heating radiator.

Rear hall:

Upvc double glazed door onto the courtyard.

Bathroom:

6'9" x 5'9" (2.08m x 1.76m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Extractor, upvc double glazed window and ladder radiator.

First floor:

Built in storage cupboards, upvc double glazed window and access to a boarded loft space.

Bedroom:

12'2" x 11'4" (3.71m x 3.47m)

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

Bedroom:

11'1" x 10'4" (3.40m x 3.16m)

A front facing double room, built in cupboards and shelves. Upvc double glazed window and central heating radiator.

Bedroom:

8'7" x 6'3" (2.64m x 1.93m)

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

Exterior:

To the front of the property is a small walled area.
To the rear of the property is a low maintenance paved courtyard, large timber built shed and water point.

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



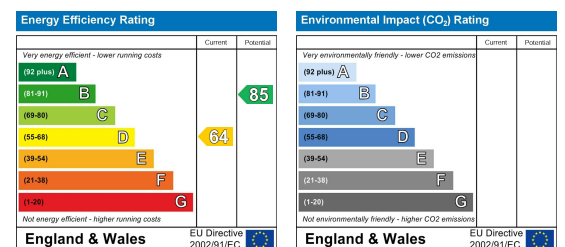
Floor Plan



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.