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55 Wright Crescent, Bridlington, YO16 4RH

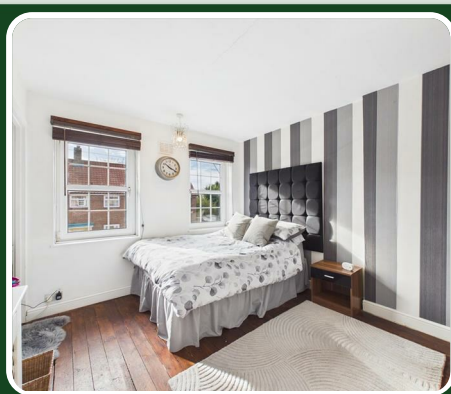
Price Guide £165,000



55 Wright Crescent

Bridlington, YO16 4RH

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Welcome to this semi-detached house located on Wright Crescent in the seaside town of Bridlington.

This spacious property is an ideal choice for first-time buyers or families seeking a comfortable and convenient home.

Boasting three well-proportioned bedrooms, modern bathroom, an inviting reception room and kitchen/diner.

One of the standout features of this home is the large rear garden, which presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. It is a space for children to play or for hosting summer barbecues with friends and family.

Situated within the West Hill development, offering easy access to local schools, a variety of shops, a supermarket, and bus service routes.

Don't miss your chance to make this lovely property your new home.

Entrance:

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

Lounge:

16'9" x 9'8" (5.11m x 2.96m)

A spacious double aspect room, open fire with oak beam and slate hearth. Understairs storage cupboard, two upvc double glazed windows and central heating radiator.

Kitchen/diner:

20'5" x 10'4" (6.24m x 3.16m)

Fitted with a range of base and wall units, stainless steel

one and a half sink unit, electric double oven, gas hob with stainless steel extractor over. Part wall tiled, built in storage cupboard, pantry housing gas combi boiler and space for fridge/freezer. Plumbing for washing machine, two upvc double glazed windows, central heating radiator and door to the side elevation.

First floor:

Two built in storage cupboards, upvc double glazed window, central heating radiator and access to the loft space.

Bedroom:

11'1" x 9'10" (3.38m x 3.00m)

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

Bedroom:

13'5" x 9'0" (4.10m x 2.75m)

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

Bedroom:

11'2" x 10'4" (3.42m x 3.17m)

A rear facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

Bathroom:

6'11" x 5'4" (2.11m x 1.65m)

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin. Full

wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn. Gated side access to the rear garden.

Garden:

To the rear of the property is a large private garden. Paved patio to lawn, borders of trees, hedges, shrubs and bushes.

A water point, two brick built outbuildings for storage with power and lighting.

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



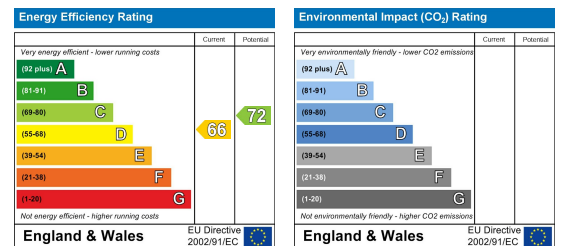
Floor Plan



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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