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5 Sewerby Crescent, Bridlington, YO16 7DW

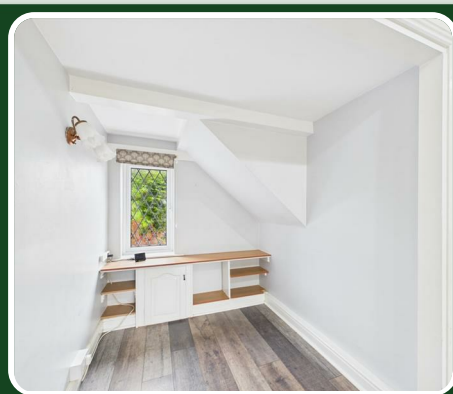
Price Guide £165,000



5 Sewerby Crescent

Bridlington, YO16 7DW

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Welcome to Sewerby Crescent in the coastal town of Bridlington. This semi-detached house presents an excellent opportunity for first-time buyers.

The property boasts a generous living space featuring two inviting reception rooms that provide ample room for relaxation and entertaining. Two well-proportioned bedrooms, perfect for a small family or those seeking extra space for guests and the bathroom is conveniently located.

Situated in a desirable residential location, this house is ideally positioned for easy access to local primary and secondary schools, making it a great choice for families. The array of shops on Marton Road is just a short distance away, providing all the essentials. Additionally, 'The Friendly Foresters' public house and 'The Co-operative' supermarket are also nearby.

With no ongoing chain, this property is ready for you to move in and make it your own.

Whether you are looking to start your journey as a homeowner or seeking a comfortable residence, this semi-detached house on Sewerby Crescent is an excellent choice. Don't miss the chance to view this lovely home.

Entrance:

Upvc double glazed door into outer porch. Upvc double glazed door into inner hall, understairs storage cupboard and central heating radiator.

Lounge:

15'10" x 8'7" (4.84m x 2.63m)

A spacious double aspect room, gas fire with a wood surround, two upvc double glazed windows and central heating radiator.

Dining room:

9'9" x 9'2" (2.99m x 2.81m)

A front facing room, built in storage cupboards, upvc double glazed window and central heating radiator. Archway leads into the kitchen.

Kitchen:

8'8" x 6'11" (2.65m x 2.12m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. part wall tiled, upvc double glazed window and central heating radiator.

Rear porch:

7'1" x 2'1" (2.16m x 0.65m)

Plumbing for washing machine, wall tiled and upvc double glazed door onto the garden.

First floor:

Built in storage cupboard housing gas combi boiler and upvc double glazed window.

Bedroom:

9'10" x 10'10" (3.02m x 3.31m)

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

Bedroom:

10'0" x 9'4" (3.05m x 2.85m)

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

Bathroom:

7'11" x 5'10" (2.43m x 1.78m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a private block paved driveway with ample parking and borders of shrubs and bushes.

Garden:

To the rear of the property is a good sized fenced garden. Paved patio to a large pebbled area, established borders of shrubs and bushes. Brick built outbuilding, 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:

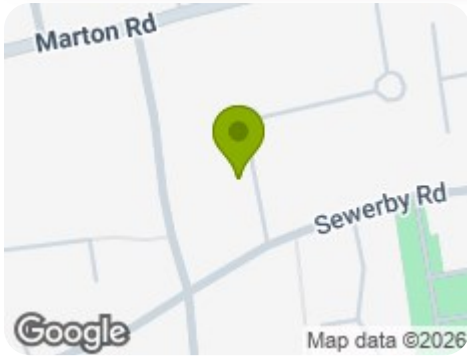
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



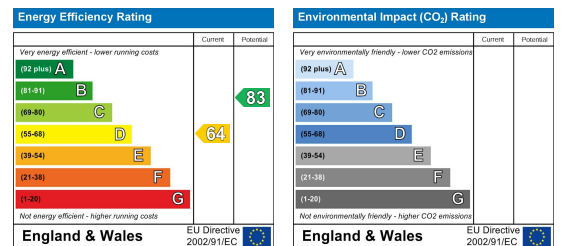
Floor Plan



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.



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