



39 Priory Crescent, Bridlington, YO16 7SE

Price Guide £380,000

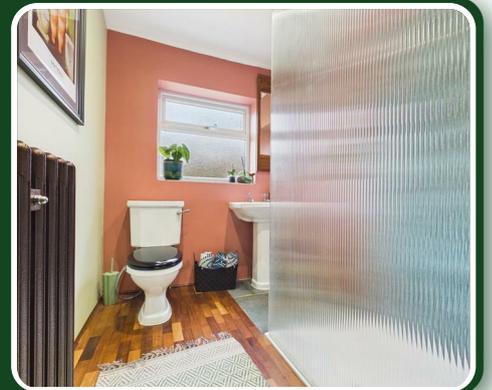
 4  2  3  D



39 Priory Crescent

Bridlington, YO16 7SE

Price Guide £380,000



Welcome to the desirable Priory Crescent in the coastal town of Bridlington. This four-bedroom property offers a perfect blend of comfort and character.

Ideally located just off Fortyfoot, overlooking the green of the Crescent, and is conveniently close to the North beach. Residents will appreciate the easy access to local amenities, including both primary and secondary schools, as well as nearby parks, making it an excellent choice for families.

Inside, the property retains many original features that add to its charm, such as beautiful stained glass window panels and elegant timber doors. Outside, the property is equally impressive, featuring established gardens that provide a tranquil outdoor space. A garage and workshop offer additional storage and utility options, while the orangery-style brick-built greenhouse is perfect for gardening enthusiasts. The ample driveway parking is ideal for families or those who enjoy hosting guests.

This home must be viewed to truly appreciate all that it has to offer. With its blend of original features, spacious living areas, and prime location, it presents an excellent opportunity for those seeking a family home in Bridlington.

Entrance:

17'11" x 6'2" (5.48m x 1.88m)

Double doors into inner porch, tiled floor. Double doors into a spacious inner hall, central heating radiator and understairs storage cupboard.

Lounge:

15'0" x 11'7" (4.58m x 3.54m)

A front facing room, open fire with tiled inset and period oak surround. Oval stained glass window and upvc double glazed bay window.

Sitting room:

16'0" x 12'7" (4.90m x 3.84m)

A front facing room, inset multi fuel burning stove with tiled hearth and surround. Parquet flooring, upvc double glazed bay window and central heating radiator.

Office:

11'7" x 8'3" (3.54m x 2.54m)

A side facing room, period fireplace with tiled inset and wood surround. Stripped floor boards, upvc double glazed window and central heating radiator.

Kitchen/diner:

14'4" x 12'5" (4.38m x 3.81m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, plumbing for dishwasher, part wall tiled, upvc double glazed window, central heating radiator and upvc double glazed stable door onto the rear garden.

Bedroom:

11'8" x 11'7" (3.58m x 3.55m)

A rear facing double room, period fireplace with tiled inset and wood surround. Stripped floor boards, central heating radiator and double doors onto the rear garden.

Bathroom:

10'2" x 6'2" (3.12m x 1.88m)

Comprises walk in shower with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, two upvc double glazed windows and cast iron radiator. Utility cupboard with plumbing for washing machine.

First floor:

A spacious landing.

Bedroom:

14'10" x 12'7" (4.53m x 3.86m)

A spacious front facing double room, period cast iron fireplace, two walk in cupboards, two upvc double glazed windows and central heating radiator.

Bedroom:

11'7" x 10'9" (3.54m x 3.28m)

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

Bedroom:

15'5" x 6'10" (4.72m x 2.09m)

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

Dressing room:

12'2" x 11'1" (3.71m x 3.40m)

Velux window and central heating radiator.

Bathroom:

9'2" x 6'3" (2.80m x 1.91m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, two upvc double glazed windows and central heating radiator.

Exterior:

To the front of the property is a private block paved driveway with ample parking and walled garden with trees, shrubs and bushes.

To the rear of the property is a established garden with vegetable plots, borders, fruit trees and lawned areas. Large orangery style brick built greenhouse with its own internal well and fruit trees.

Garage:

Brick built garage with power, lighting and courtesy door. Garage leads to the workshop and woodstore.

Notes:

Council tax band: D

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



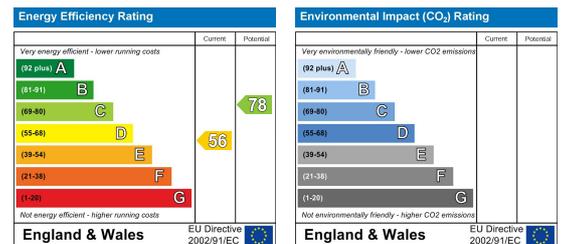
Floor Plan



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.



www.beltsestateagents.co.uk

