BELT
ESTATE AGENCY

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15 St. Aidan Crescent, Bridlington, YO16 7SW

Offers Over £200,000

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15 St. Aidan Crescent

Bridlington, YO16 7SW

Offers Over £200,000

Welcome to the desirable St. Aidan Crescent in Bridlington, a beautifully presented two bedroom semi-detached bungalow.

The property comprises two spacious reception rooms, a conservatory over looking the private garden, two well-proportioned bedrooms and a modern bathroom, this property is ideal for those looking to downsize or retire. Located in a quiet cul-de-sac residents will appreciate the close proximity to local amenities, making daily errands a breeze. Additionally, the nearby bus routes ensure easy access to the wider area, while parks and the stunning North beach are just a short stroll away, perfect for leisurely walks along the scenic cliff tops.

Don't miss the opportunity to make this lovely bungalow your new home.

Entrance:

Upvc double doors into outer porch. Door into inner hall, oak flooring and central heating radiator.

Access to a large boarded loft space by drop down ladder with velux window, central heating radiator and gas combi boiler.

Lounge:

14'8" x 12'5" (4.48m x 3.80m)

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

Dining room:

12'1" x 11'6" (3.70m x 3.52m)

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

Kitchen:

15'10" x 8'1" (4.83m x 2.48m)

Fitted with a range of modern base and wall units, solid wood worktops, stainless steel sink unit, Belling free standing cooker with stainless steel extractor over. Part wall tiled, washing machine, space for fridge/freezer, upvc double glazed window and upvc double glazed door onto the garden.

Upvc conservatory:

10'5" x 7'3" (3.19m x 2.21m)

Over looking the garden, oak flooring, french doors.

Bedroom:

11'8" x 8'5" (3.58m x 2.57m)

A front facing double room, built in mirrored sliding wardrobes, upvc double glazed bay window and central heating radiator.

Bedroom:

12'1" x 9'9" (3.69m x 2.98m)

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

Bathroom:

9'2" x 6'0" (2.80m x 1.84m)

Comprises a modern suite, bath with plumbed in shower over and shower attachment. Shower cubicle with plumbed in shower, wc and wash hand basin. Wall panelling, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a walled garden with lawn and borders of shrubs and bushes. To the side elevation is a private driveway with ample parking for 3 cars.

Garden:

To the rear of the property is a private fenced garden. Paved patio to lawn with borders of shrubs and bushes. Timber built shed with power, lighting and water point.

Notes:

Council tax band: B

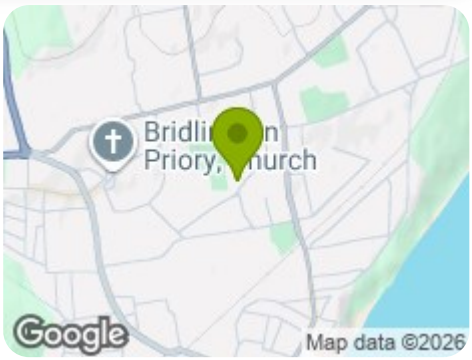
Purchase procedure

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.

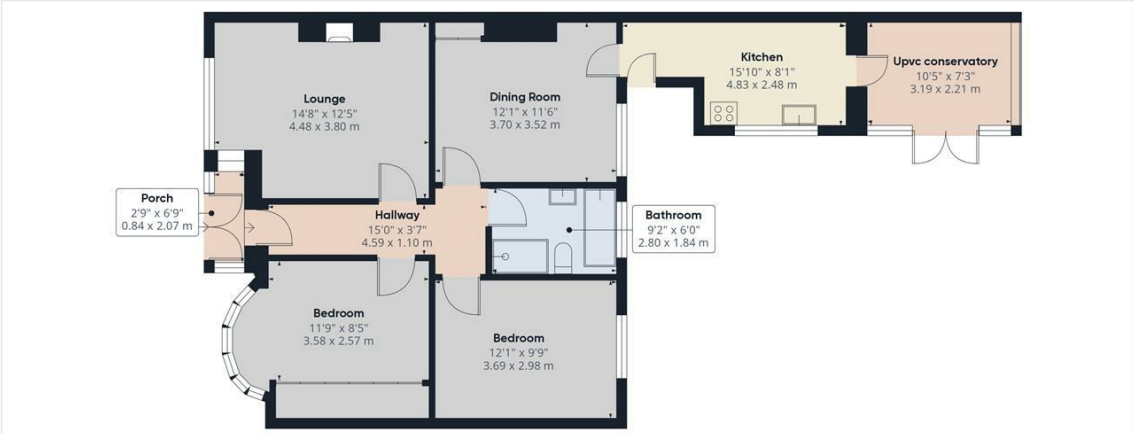
General Notes:

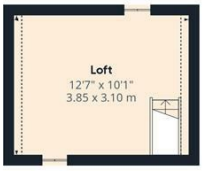
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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





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Approximate total area(1)
1025.36 ft²
95.26 m²

Reduced headroom
11.08 ft²
1.03 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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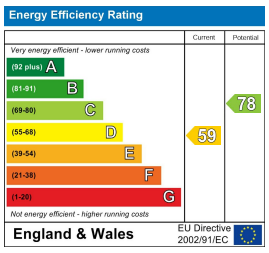
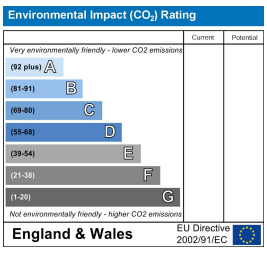
Viewing

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.