



## 59 The Crayke, Bridlington, YO16 6YP

Price Guide £294,950



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Welcome to the desirable area of The Crayke, Bridlington, an impressive four-bedroom link detached house.

The property has been much improved by the current owners, ensuring a modern and inviting atmosphere throughout its generous layout.

Upon entering, you are greeted by a spacious reception room that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the new modern kitchen diner, which seamlessly flows into a delightful sun room, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

The property boasts three well-appointed bathrooms, ensuring that morning routines run smoothly for the whole family. Each of the four bedrooms is generously sized, making it an ideal family home.

The location is particularly advantageous, being just off Martongate and within easy reach of local amenities, including a supermarket, the Friendly Forester Inn and Restaurant, Bridlington North Library, and various bus service routes. Families will appreciate the proximity to local schools, making this home a practical choice for those with children.

With its spacious layout and modern improvements, this link detached house is not to be missed.

### Entrance:

Door into inner hall, built in storage cupboard and column radiator.

### Wc:

4'11" x 2'8" (1.52m x 0.83m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

### Lounge:

16'10" x 10'10" (5.15m x 3.32m)

A spacious front facing room, upvc double glazed bay window and two central heating radiators.

### Kitchen/diner:

17'3" x 11'1" (5.27m x 3.39m)

Fitted with a range of modern base and wall units, breakfast bar, Quartz worktops, composite one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Under cupboard lighting, part wall

tiled, integrated dishwasher, space for an American fridge/freezer, gas boiler, plumbing for washing machine, upvc double glazed window and large vertical radiator. Archway into the sun room.

### Sun room:

9'5" x 8'7" (2.89m x 2.62m)

Over looking the garden, upvc double glazed windows, column radiator and upvc double glazed french doors onto the rear garden.

### First floor:

Built in storage cupboard housing hot water store.

### Bedroom:

11'5" x 10'10" (3.50m x 3.31m)

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

### En-suite:

10'8" x 4'10" (3.26m x 1.49m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, shaver socket and central heating radiator.

### Bedroom:

11'1" x 10'10" (3.38m x 3.31m)

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

### Bedroom:

7'6" x 6'4" (2.31m x 1.94m)

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

### Bathroom:

7'10" x 6'4" (2.40m x 1.94m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, shaver socket, upvc double glazed window and central heating radiator.

## Second floor:

Column radiator.

## Bedroom:

14'1" x 10'1" (4.31m x 3.09m)

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

## En-suite:

7'6" x 4'1" (2.29m x 1.26m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, shaver socket and central heating radiator.

## Exterior:

To the front of the property is a open plan garden with lawn and private block paved driveway leading to the garage.

## Garden:

To the rear of the property is a fenced garden. Paved patio to lawn, borders of shrubs and bushes.

## Garage:

Up and over door, power and lighting.

## Notes:

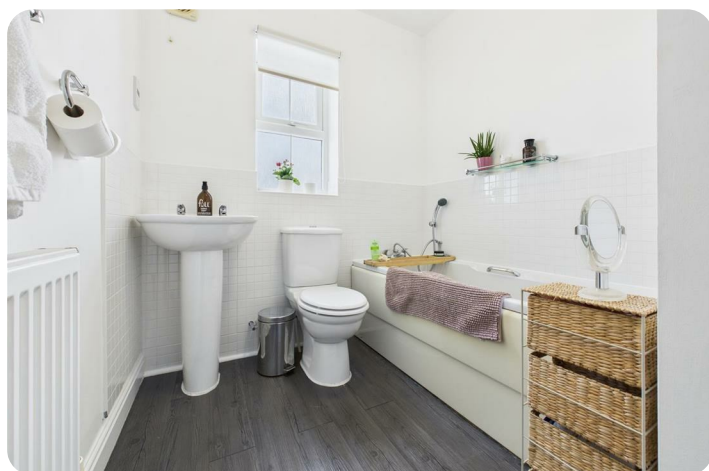
Council tax band: D

## 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



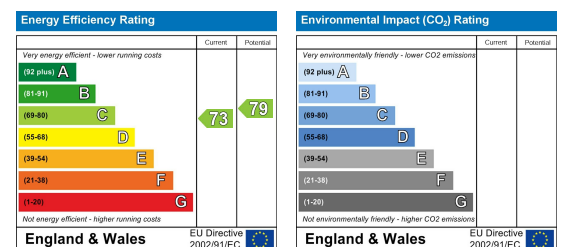
## Floor Plan



## 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



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