BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk



17 Bempton Crescent, Bridlington, YO16 7HF

Price Guide £139,950

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The Property Ombudsman

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Welcome to Bempton Crescent in the coastal town of Bridlington. This semi-detached bungalow offers a perfect blend of comfort and convenience.

The bungalow features a welcoming reception room, providing a cosy area to relax. A kitchen/diner, utility area, bathroom and two well-proportioned bedrooms this property is ideal for individuals or couples.

The property also boasts a garage, offering ample storage and parking for one vehicle.

Residents will appreciate the close proximity to a local library, supermarket, public house, and restaurant, making daily errands accessible. The nearby parade of shops, which includes the popular 149 Fish Shop, a chemist, and a convenience store, ensures that all your everyday needs are met within a short stroll.

Do not miss the chance to make this property your own and enjoy the many benefits of bungalow living in Bridlington.

Entrance:

Upvc double glazed door leads into the inner hall/utility area. Plumbing for washing machine, upvc double glazed window and central heating radiator.

Lounge:

13'11" x 10'11" (4.25m x 3.33m)

A front facing room, fireplace with wood surround, understairs storage cupboard housing gas combi boiler, upvc double glazed bay window and central heating radiator.

Kitchen:

9'7" x 9'6" (2.94m x 2.91m)

Fitted with a rang of base and wall units, stainless steel sink unit, electric hob with extractor over. Part wall tiled, three upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

Bedroom:

10'10" x 10'7" (3.32m x 3.25m)

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

Bathroom:

5'9" x 5'6" (1.77m x 1.70m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, wall panelling, upvc double glazed window and central heating radiator.

First floor:

Upvc double glazed window.

Bedroom:

14'1" x 9'8" (4.30m x 2.97m)

A front double facing room, built in wardrobes, cupboards and drawers. Access to the eaves, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden.

To the side elevation is a shared driveway leading to the garage.

Garden:

To the rear of the property is a fenced garden, block paved patio to artificial lawn with established borders of shrubs and bushes.

Garage:

17'7" x 8'0" (5.37m x 2.45m)
Electric roller door.

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







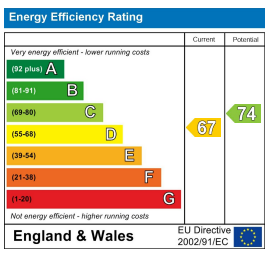
Floor Plan

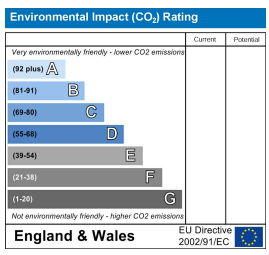


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.