



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



56 Wright Crescent, Bridlington, YO16 4RH

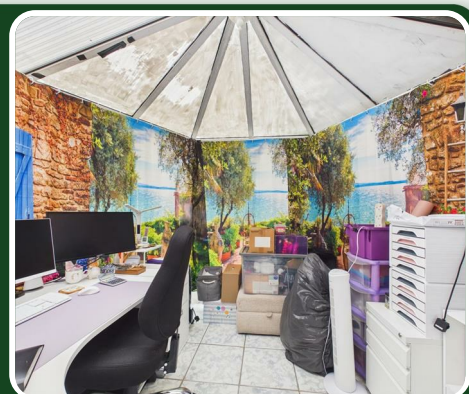
Price Guide £135,000



56 Wright Crescent

Bridlington, YO16 4RH

Price Guide £135,000



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

The property boasts two well-proportioned bedrooms, making it ideal for small families or those looking to start their journey into homeownership.

Upon entering, you will find a welcoming reception room, conservatory and kitchen/diner that offers a comfortable space for relaxation and entertaining guests. The property also features a bathroom that caters to your everyday needs.

One of the standout features of this home is the off-road parking, providing convenience and peace of mind for vehicle owners.

The location of this property is particularly advantageous, as it is within close proximity to local schools, a variety of shops, and a supermarket, making daily errands a breeze. Additionally, the nearby bus service routes allows easy travel to surrounding areas.

Don't miss the chance to make this lovely property your own.

Entrance:

Door into inner hall, upvc double glazed window and central heating radiator.

Lounge:

16'10" x 9'9" (5.14m x 2.99m)

A double aspect room, gas fire with a marble surround, upvc double glazed window, central heating radiator and upvc double glazed patio doors into the conservatory.

Conservatory:

9'1" x 8'10" (2.79m x 2.71m)

Over looking the garden, tiled floor.

Kitchen:

10'7" x 10'2" (3.24m x 3.10m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob, part wall tiled, floor tiled, upvc double glazed window, central heating radiator, plumbing for washing machine and dishwasher,

First floor:

Upvc double glazed window.

Bedroom:

13'8" x 10'1" (4.19m x 3.09m)

A rear facing double room, built in storage cupboard housing gas combi boiler, two upvc double glazed window and central heating radiator.

Bedroom:

10'9" x 9'11" (3.30m x 3.04m)

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

Bathroom:

7'6" x 5'8" (2.30m x 1.75m)

Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn and private driveway for parking.

Garden:

To the rear of the property is a enclosed garden, patio to lawn with borders of hedges. A shed, two brick built outbuildings for storage with power and lighting.

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



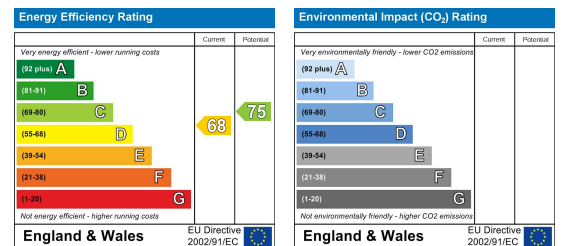
Floor Plan



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.



www.beltsestateagents.co.uk

