



72 Bempton Crescent, Bridlington, YO16 7HH

Price Guide £135,000



72 Bempton Crescent

Bridlington, YO16 7HH

Price Guide £135,000



Welcome to Bempton Crescent in the coastal town of Bridlington. This semi-detached bungalow presents an excellent opportunity for those looking to downsize or find a comfortable new home.

The property features two well-proportioned reception rooms, with ample space for relaxation and entertaining. The two bedrooms provide a peaceful retreat, while the bathroom is conveniently located. The property is a blank canvas, allowing you to personalise and make it your own.

The location is particularly appealing, as it is situated within easy reach of a local library, supermarket, public house, and restaurant. Also the nearby parade of shops includes the 149 Fish Shop, a chemist, and a convenience store, ensuring that all your everyday needs are just a short stroll away.

Whether you are looking to downsize or simply seeking a new beginning, this home in Bridlington is well worth your consideration.

Entrance:

Upvc double glazed door into outer porch. Door into inner hall, central heating radiator.

Lounge:

14'1" x 12'5" (4.31m x 3.81m)

A front facing room, gas fire in a stone surround, understairs storage cupboard, upvc double glazed window and central heating radiator.

Kitchen:

10'9" x 9'10" (3.28m x 3.02m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled plumbing for washing machine, gas combi boiler and upvc double glazed window.,

Sitting room:

10'10" x 9'11" (3.32m x 3.03m)

A rear facing room, central heating radiator, upvc double glazed window and upvc double glazed patio doors onto the garden.

Bedroom:

10'9" x 8'8" (3.29m x 2.65m)

A rear facing room, built in wardrobes and central heating radiator.

Bathroom:

6'3" x 5'6" (1.93m x 1.69m)

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

First floor:

Bedroom:

15'1" x 9'10" (4.61m x 3.01m)

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

Exterior:

To the front of the property is a private driveway with ample parking.

Garden:

To the rear of the property is a good size fenced garden. Lawn with borders of shrubs and bushes. A timber built shed.

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



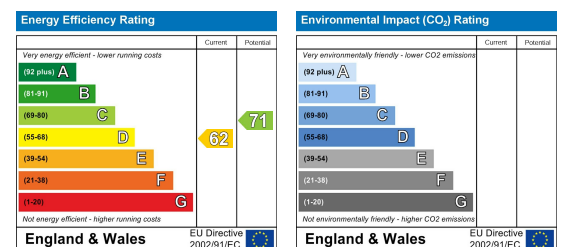
Floor Plan



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

