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4 Guildford Crescent, Bridlington, YO16 6AF

Price Guide £200,000

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The Property Ombudsman
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4 Guildford Crescent

Bridlington, YO16 6AF

Price Guide £200,000

Welcome to Guildford Crescent in the coastal town of Bridlington.
This semi detached house presents an excellent opportunity for first-time buyers or families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms with ample space for relaxation. A modern kitchen/diner and a welcoming reception room, perfect for entertaining guests. The property also includes a modern bathroom.
Situated within a new development at the top of Pinfold Lane, this residence is ideally located close to Burlington School, making it an excellent choice for families with children. Additionally, the Old Town is approximately a mile away, offering a selection of shops, galleries, eateries, and public houses, ensuring that all your daily needs are within easy reach.
Don't miss the chance to make this lovely property your new home.

Entrance:

Composite door into inner hall, central heating radiator.

Lounge:

15'10" x 10'1" (4.84m x 3.09m)
A front facing room, two upvc double glazed windows and central heating radiator.

Kitchen/diner:

13'4" x 10'8" (4.07m x 3.27m)
Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, gas combi boiler, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

Wc:

5'6" x 3'0" (1.70m x 0.93m)
Wc, wash hand basin, extractor and central heating radiator.

First floor:

Central heating radiator.

Bedroom:

13'6" x 8'2" (4.14m x 2.51m)
A front facing double room, two upvc double glazed windows and central heating radiator.

Bedroom:

12'4" x 6'11" (3.77m x 2.12m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

8'11" x 6'4" (2.72m x 1.94m)
A rear facing single room, upvc double glazed window and central heating radiator.

Bathroom:

6'10" x 5'11" (2.09m x 1.81m)
Comprises a modern suite, bath with plumbed in shower

over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a fenced garden, patio to lawn.

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.

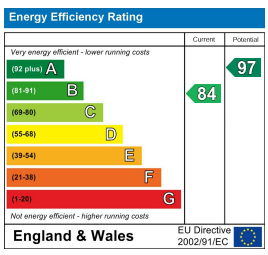
Road Map | Hybrid Map | Terrain Map

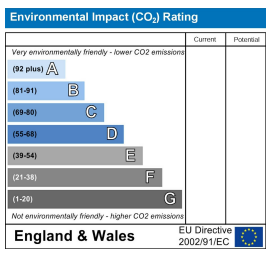
Floor Plan

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