



11 Clarke Crescent, Bempton, Bridlington, YO15 1JJ

Price Guide £189,950



11 Clarke Crescent

Bempton Bridlington, YO15 1JJ

Price Guide £189,950



Welcome to Clarke Crescent in the village of Bempton. This semi-detached house features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room and kitchen that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The property boasts a well-appointed bathroom, catering to the needs of modern living.

The location is particularly advantageous, with a variety of local amenities just a stone's throw away. Residents will appreciate the easy access to a nearby bus service, a local shop, a sub post office, and a primary school, all within a short distance. The village hall serves as a hub for community activities. For those who enjoy exploring, the nearby railway station transport links.

Situated just three miles north of Bridlington, this property perfectly balances rural charm with accessibility to coastal attractions.

This semi-detached house on Clarke Crescent is a fantastic option for anyone seeking a spacious and comfortable home. It is sure to attract interest from a variety of potential buyers.

Entrance:

Upvc double glazed door into a spacious inner hall, upvc double glazed window, central heating radiator and large understairs storage cupboard.

Lounge/diner:

22'8" x 11'0" (6.91m x 3.36m)

A spacious double aspect room, multi fuel burning stove with tiled inset and wood surround. Two upvc double glazed windows and two central heating radiators.

Kitchen:

11'1" x 8'9" (3.38m x 2.69m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer, single glazed timber framed window and vertical radiator.

Wc:

4'5" x 2'6" (1.35m x 0.77m)

Wc, wash hand basin, upvc double glazed window and ladder radiator.

Rear porch:

8'0" x 3'1" (2.45m x 0.96m)

Upvc double glazed window and door onto the rear garden.

First floor:

Access to loft space with fitted drop down ladder.

Bedroom:

11'11" x 10'3" (3.64m x 3.13m)

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

Bedroom:

13'11" x 9'10" (4.26m x 3.00m)

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

Bedroom:

10'5" x 10'2" (3.18m x 3.12m)

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

Bathroom:

6'7" x 5'4" (2.03m x 1.64m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin with vanity unit. Extractor, wall panelling, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a walled garden with lawn, complemented by well established borders featuring a variety of shrubs and colourful flowering plants. Private driveway provides convenient off street parking and side access to the rear garden.

Garden:

To the rear of the property is a private, fully enclosed garden, featuring a paved patio seating area leading onto lawn, complemented by raised planted border. The garden also benefits from a useful outbuilding, complete with a upvc double glazed window and side courtesy door.

Notes:

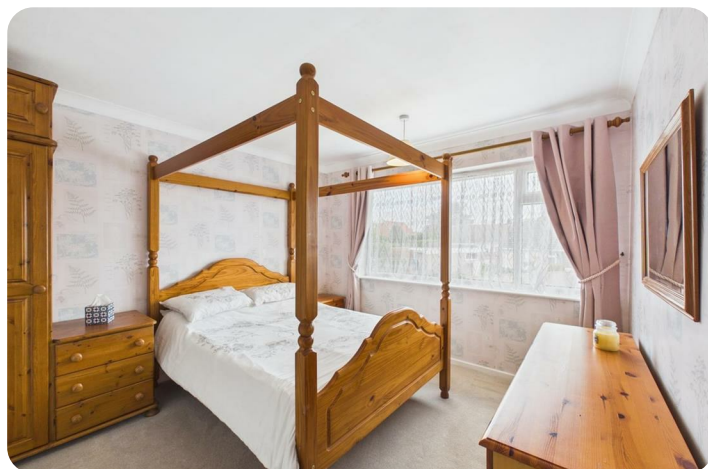
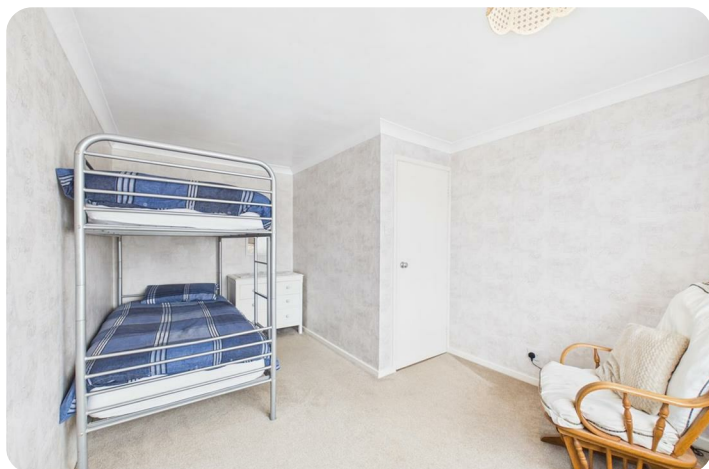
Council tax band: C

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



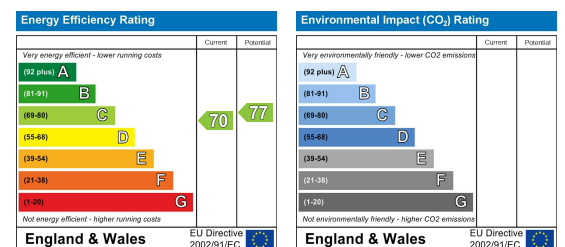
Floor Plan



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

