



## 11 Bilsdale Crescent, Bridlington, YO16 6GZ

Price Guide £189,950



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Welcome to Bilsdale Crescent in the coastal town of Bridlington, this well presented semi-detached house presents an excellent opportunity for first-time buyers.

The property comprises ground floor wc, lounge, kitchen/diner, three bedrooms and two bathrooms. Exterior private south facing rear garden, ample private parking and garage.

Recently redecorated throughout, the interiors exude a fresh and modern feel, allowing you to move in with ease and make it your own.

The location is particularly appealing, situated just off West Crayke, providing easy access to local amenities. A nearby supermarket, library, and a restaurant/inn cater to your everyday needs, while convenient bus routes ensure that you can explore the wider area.

With no ongoing chain, this property is ready for you to make it your home without delay.

Don't miss the chance to view this lovely home.

### Entrance:

Door into inner hall, central heating radiator.

### Wc:

4'8" x 2'9" (1.43m x 0.84m)

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

### Lounge:

15'1" x 11'10" (4.62m x 3.61m)

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

### Kitchen/diner:

15'3" x 9'2" (4.67m x 2.81m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, space for fridge/freezer, gas boiler fitted Oct 2025, understairs storage cupboard, upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the rear garden.

### First floor:

Built in storage cupboard housing hot water store.

### Bedroom:

11'7" x 8'10" (3.55m x 2.70m)

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

### En-suite:

8'11" x 2'9" (2.72m x 0.85m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

### Bedroom:

9'9" x 8'9" (2.98m x 2.69m)

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

### Bedroom:

7'2" x 6'0" (2.20m x 1.84m)

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

**Bathroom:**

6'0" x 5'10" (1.85m x 1.79m)

Comprises bath, 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 pebbled garden. To the side elevation is a private driveway with ample parking leading to the garage. Gated side access to rear garden.

**Garden:**

To the rear of the property is a private south facing fenced garden. Paved patio to lawn, borders of shrubs and bushes.

**Garage:**

Up and over door.

**Notes:**

Council tax band: C

To comply with the Estate Agents Act we wish to confirm

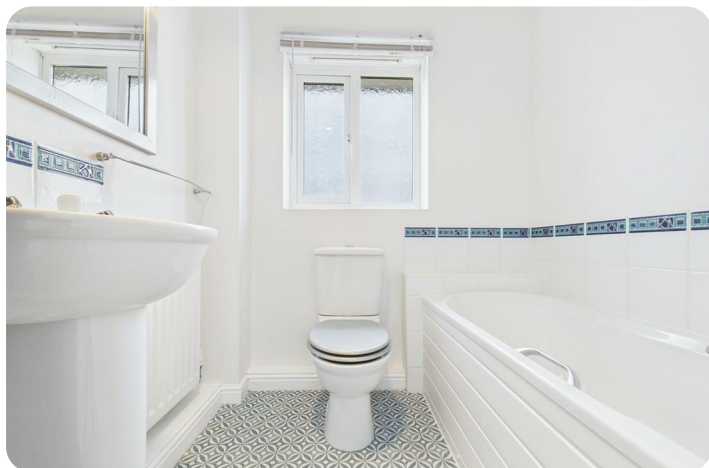
that a member of the staff of Nicholas Belt Estate Agency Ltd is a owner of this property.

**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



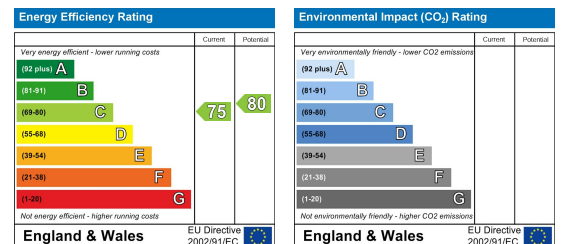
## Floor Plan



## 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.



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