



BELT
ESTATE AGENCY

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23 Wright Crescent, Bridlington, YO16 4RG

Price Guide £180,000



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PROTECTED

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Welcome to Wright Crescent in the coastal town of Bridlington. This mid-terrace house has been beautifully modernised by its current owners.

As you enter, you are greeted by an inviting reception room that provide ample space for relaxation and entertaining. The modern kitchen is a highlight, featuring contemporary fittings. A large sunroom offers views of the expansive rear garden, allowing natural light to flood the space. With three well-proportioned bedrooms and a stylish bathroom, this home is perfect for families or those seeking extra space.

The rear garden is a standout feature, boasting a covered gazebo bar that is ideal for entertaining friends and family.

The property is conveniently located, providing easy access to local schools, a variety of shops, a supermarket, and bus service routes.

This home must be viewed to truly appreciate all that it has to offer. With its modern amenities and handy location, it presents an excellent opportunity for first time buyers or a family.

Entrance:

Upvc double glazed door into inner hall, vertical radiator.

Lounge:

16'11" x 12'1" (5.16m x 3.69m)

A spacious double aspect room, inset log burning stove, upvc double glazed window, central heating radiator and upvc double glazed door into the sun room.

Sun room:

15'2" x 14'1" (4.64m x 4.30m)

A spacious second reception room over looking the garden, upvc double glazed windows, central heating radiator and upvc double glazed french doors.

Kitchen/diner:

16'11" x 10'2" (5.17m x 3.10m)

Fitted with a range of modern base and wall units, central island, composite one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, integrated dishwasher and microwave. Understairs storage, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Upvc double glazed window, two built in storage cupboards, one housing gas combi boiler.

Bedroom:

13'3" x 11'2" (4.06m x 3.41m)

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

Bedroom:

11'3" x 9'3" (3.43m x 2.82m)

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

Bedroom:

9'3" x 7'6" (2.82m x 2.31m)

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

Bathroom:

7'4" x 5'6" (2.26m x 1.69m)

Comprises a modern suite, "P" shaped bath with plumbed in

shower over, wc and wash hand basin with vanity. Part wall tiled, upvc double glazed window and chrome ladder 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 private fenced garden. Paved patio to lawn with borders of shrubs and bushes. Covered gazebo with bar for entertaining. Two brick built outbuildings for storage and brick built outbuilding with a wc.

Notes:

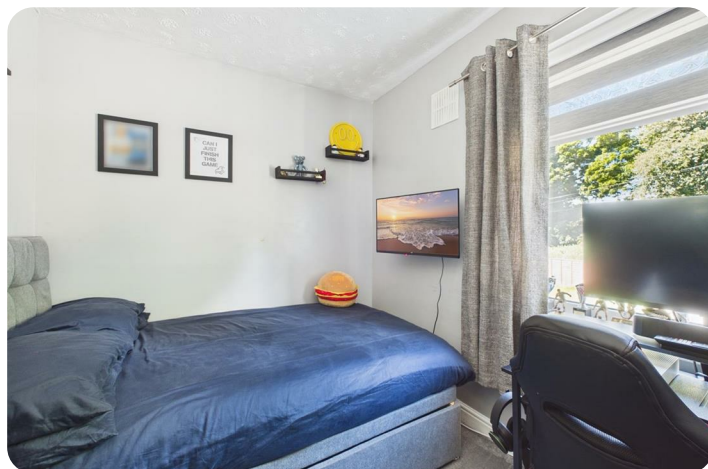
Council tax band A

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



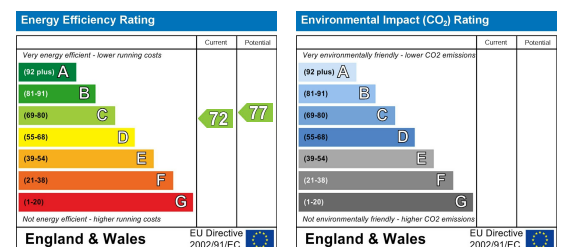
Floor Plan



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.



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