



16 Priory Crescent, Bridlington, YO16 7SB

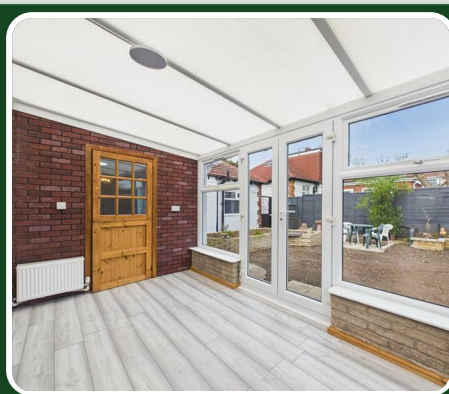
Price Guide £225,000



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Bridlington, YO16 7SB

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Welcome to Priory Crescent in the coastal town of Bridlington. This semi-detached bungalow boasts three reception rooms, providing ample space for relaxation and entertainment. With two well-proportioned bedrooms and a contemporary bathroom, this home is ideal for those seeking a peaceful retreat.

Recently renovated by the current owner, the bungalow features a modern kitchen that is stylish. The spacious layout ensures that every corner of the home feels inviting and bright. The private driveway and garage allows for convenient parking adding to the practicality of this lovely residence.

Situated just off Fortyfoot, the location is highly desirable, with local shops and bus routes all within easy reach. The town centre and the stunning north foreshore are approximately a quarter of a mile from your doorstep, offering the perfect opportunity for leisurely strolls along the coast.

With no ongoing chain, this bungalow is ready for you to move in and make it your own. Whether you are looking for a new home or a holiday retreat, this property is an opportunity not to be missed.

Entrance:

Upvc double glazed door into outer porch. Door into inner hall, central heating radiator and access to a boarded loft space by drop down ladder.

Lounge:

14'9" x 12'9" (4.52m x 3.91m)

A spacious front facing room over looking the green, gas fire in a modern surround, upvc double glazed bay window and two central heating radiators.

Dining room:

11'9" x 11'5" (3.59m x 3.49m)

A rear facing room, gas fire in a modern surround, built in cupboards and central heating radiator. Leads directly into the kitchen.

Kitchen:

12'7" x 8'4" (3.86m x 2.56m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, integrated fridge, freezer and dishwasher. Upvc double glazed window and upvc double glazed door onto the rear garden.

Conservatory:

12'5" x 7'10" (3.81m x 2.41m)

Over looking the garden, central heating radiator and french doors.

Bedroom:

11'8" x 11'2" (3.57m x 3.42m)

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

Bedroom:

11'9" x 9'11" (3.60m x 3.04m)

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

Bathroom:

6'1" x 5'6" (1.86m x 1.70m)

Comprises a modern suite, bath with shower attachment,

wc and wash hand basin. Wall panelling, extractor, upvc double glazed window and column radiator.

Wc:

3'3" x 2'9" (1.01m x 0.85m)

Wc, wash hand basin with vanity unit, wall panelling, extractor and chrome ladder radiator.

Exterior:

To the front of the property is a walled pebbled garden with shrubs and bushes.

Garden:

To the rear of the property is a fenced garden with patios, shrubs and bushes.

Access to the garage and private driveway.

Garage:

16'9" x 8'5" (5.13m x 2.57m)

Up and over door.

Notes:

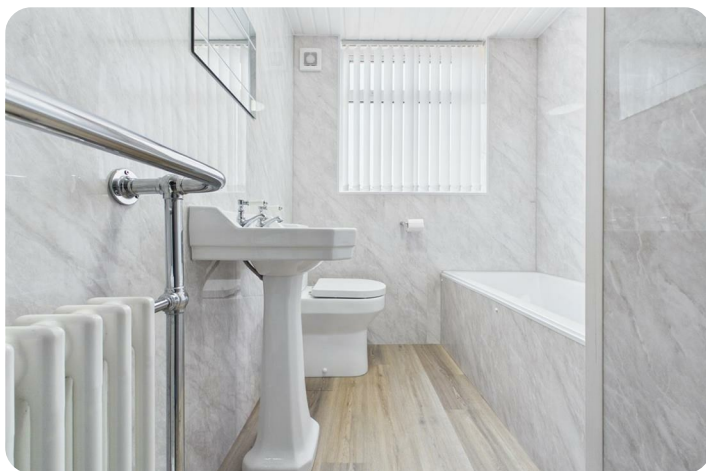
Council tax band B

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



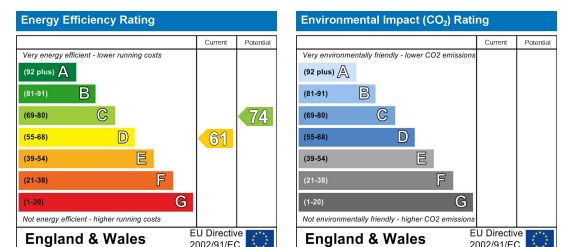
Floor Plan



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.



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