



## 6 Priory Crescent, Bridlington, YO16 7SB

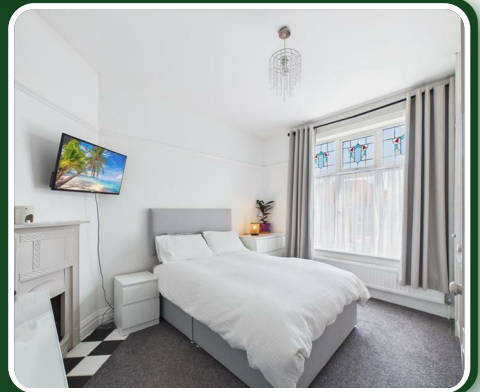
Asking Price £210,000



# 6 Priory Crescent

Bridlington, YO16 7SB

**Asking Price £210,000**



Welcome to Priory Crescent in the coastal town of Bridlington. This semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home.

The property boasts three well-proportioned bedrooms, making it ideal for down sizing without compromising on space. The heart of the home is undoubtedly the extended rear, which features a modern kitchen, dining, and living area. This open-plan space is perfect for entertaining guests or enjoying family meals, creating a warm and inviting atmosphere.

The location of this bungalow is particularly advantageous, situated just off Fortyfoot. Residents will benefit from easy access to local shops and bus routes, ensuring that daily necessities are always within reach. The town centre and the north foreshore are merely a quarter of a mile away. This proximity allows for leisurely coastal walks, where one can enjoy the refreshing sea air and picturesque views.

This property must be viewed to truly appreciate all that it has to offer. With its modern amenities, spacious layout, and prime location, it presents a wonderful opportunity for anyone looking to settle in this lovely seaside town.

Don't miss out on the chance to make this property your new home.

## Entrance:

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

## Lounge:

15'1" x 12'8" (4.60m x 3.88m)

A front facing room, open fire with cast iron inset and wood surround. Upvc double glazed bay window and central heating radiator.

## Kitchen/diner:

25'3" x 11'7" (7.70m x 3.54m)

A spacious extended room over looking the garden, fitted with a range of modern base and wall units, sink unit, electric oven and hob with extractor over. Part wall tiled, gas combi boiler fitted in 2026, plumbing for washing machine, gas fire with marble inset and wood surround. Built in display cabinet, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

## Bedroom:

11'9" x 10'8" (3.60m x 3.27m)

A front facing double room, period fireplace, built in wardrobes, upvc double glazed window and central heating radiator.

## Bedroom:

11'3" x 10'5" (3.45m x 3.18m)

A side facing double room, period fireplace, window and central heating radiator.

**Bedroom:**

8'2" x 7'0" (2.50m x 2.14m)

A rear facing single room, window and central heating radiator.

**Bathroom:**

10'11" x 7'8" (3.35m x 2.35m)

Comprises a modern suite, bath, shower cubicle with electric shower, wc and wash hand basin. Wall panelling, extractor, built in storage cupboard, two upvc double glazed window and ladder radiator.

**Exterior:**

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

**Garden:**

To the rear of the property is private garden. Paved patio to lawn with borders of hedges, shrubs and bushes.

**Notes:**

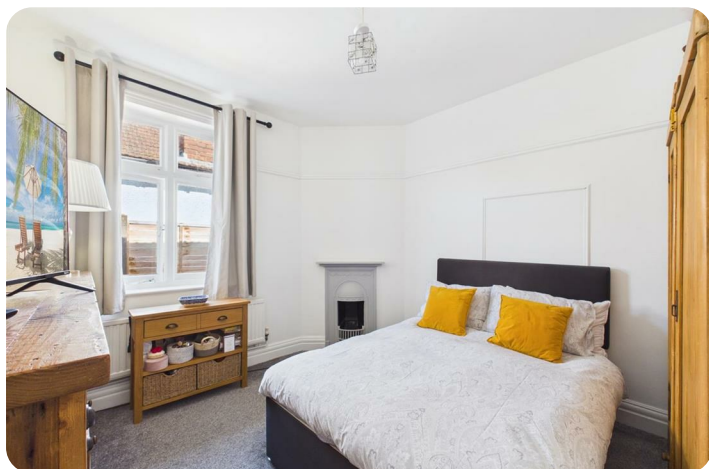
Council tax band B

**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:**

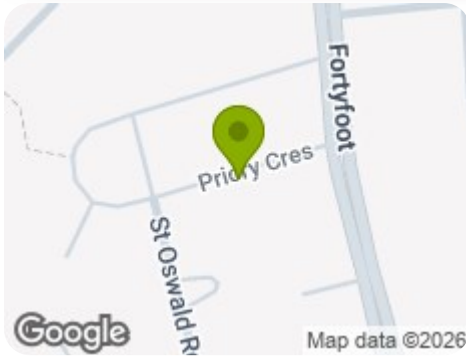
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



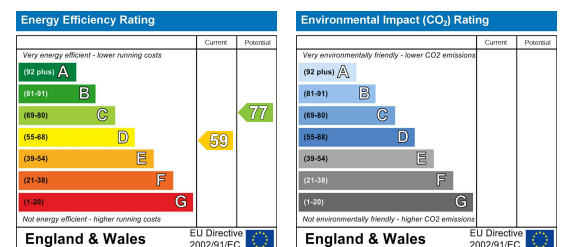
## Floor Plan



## 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.