BELT
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27 St. Marys Crescent, Bridlington, YO16 7LH

Price Guide £189,950

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The Property Ombudsman

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Welcome to St. Marys Crescent in the coastal town of Bridlington.
A two bedroom semi detached bungalow that has been recently renovated by the current owners, showcasing a new modern kitchen and a contemporary bathroom that adds to the overall appeal.
The property also features two inviting reception rooms, two well-proportioned bedrooms plus a loft room. The spacious layout is ideal for both relaxation and entertaining.
One of the standout features of this property is the large rear garden, providing an outdoor space perfect for gardening enthusiasts or entertaining.
Situated just off Queensgate, this bungalow is conveniently located near local amenities, including shops, Queensgate and Dukes park, the historic Priory Church and Bridlington's old town, offering a variety of shops and eateries to explore.
With no ongoing chain, this property presents an excellent opportunity for prospective buyers seeking a move-in ready home.

Entrance:

Upvc double glazed door into inner lobby. Upvc double glazed door into inner hall, central heating radiator.
Access to a fully boarded loft space with power, lighting, built in wardrobes, cupboard and drawers. Upvc double glazed window, central heating radiator and storage area with gas combi boiler.

Lounge:

12'1" x 10'10" (3.70m x 3.32m)
A front facing room, upvc double glazed window, central heating radiator and archway into the dining room.

Dining room:

11'9" x 8'0" (3.60m x 2.46m)
A side facing room, upvc double glazed window and central heating radiator.

Kitchen:

8'7" x 8'2" (2.63m x 2.49m)
Fitted with a range of new modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over. Plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

8'3" x 6'11" (2.53m x 2.11m)
Over looking the garden, upvc double glazed door.

Bedroom:

11'2" x 9'11" (3.42m x 3.04m)
A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

10'7" x 9'10" (3.24m x 3.00m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

5'7" x 5'0" (1.72m x 1.53m)
Comprising a new modern suite, shower cubicle with plumbed shower, wc and wash hand basin with vanity unit.

Shower panelling, upvc double glazed window and chrome ladder radiator.

Exterior:
To the front of the property is pebbled area with ample private parking. To the side elevation is a private driveway leading to the garage and access to the rear garden.

Garden:
To the rear of the property is a large garden, paved patio to lawn.

Garage:
Up and over door.

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.





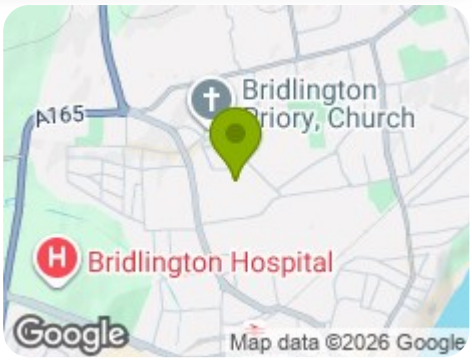




Road Map | Hybrid Map | Terrain Map







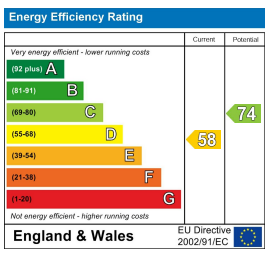
Floor Plan

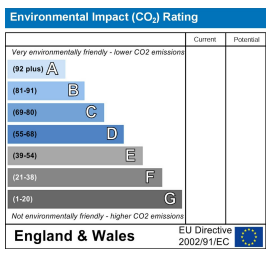


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.