



21 Havelock Crescent, Bridlington, YO16 4JH

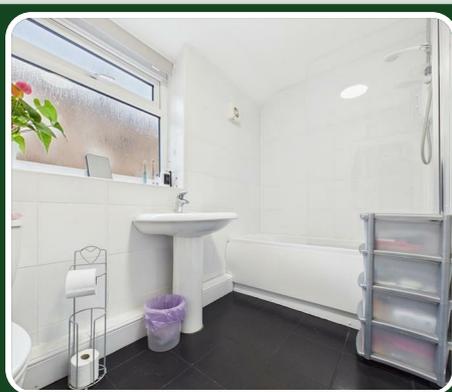
Price Guide £125,000



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Welcome Havelock Crescent, Bridlington, this three-bedroom end-terrace house presents an excellent opportunity for both first-time buyers and investors.

Conveniently located just off Quay Road, the property boasts easy access to a variety of local shops, schools, the train station, and the town centre.

The house features a welcoming reception room, modern kitchen/diner perfect for relaxing or entertaining guests. The three spacious bedrooms provide ample accommodation for families or individuals looking for extra space. The well-appointed bathroom ensures convenience for daily routines.

Currently, there is a tenant in place, but the house can be sold with vacant possession, offering flexibility for the new owner. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this end-terrace house is sure to meet your needs. Don't miss the chance to explore this lovely home.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

14'0" x 10'7" (4.27m x 3.24m)

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

Kitchen:

11'9" x 11'3" (3.60m x 3.45m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, understairs storage cupboard, plumbing for dishwasher and upvc double glazed window.

Utility:

9'4" x 5'4" (2.85m x 1.64m)

Plumbing for washing machine, space for fridge/freezer and tumble dryer. Upvc double glazed window, central heating radiator and upvc double glazed door onto the rear courtyard.

Bathroom:

8'8" x 5'2" (2.66m x 1.60m)

Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

First floor:

Upvc double glazed window.

Bedroom:

14'5" x 12'1" (4.41m x 3.70m)

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

Bedroom:

11'8" x 7'8" (3.56m x 2.36m)

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

Second floor:**Bedroom:**

16'6" x 13'2" (5.04m x 4.03m)

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

Exterior:

To the rear of the property is a walled paved and pebbled courtyard.

The neighbour has a right of way.

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



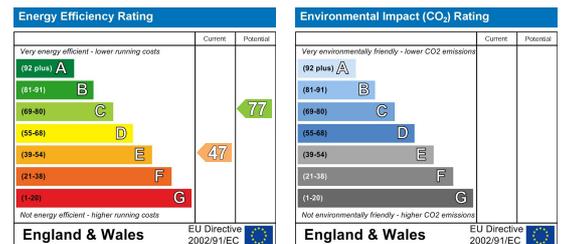
Floor Plan



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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