



11 Kingston Crescent, Bridlington, YO15 3NL

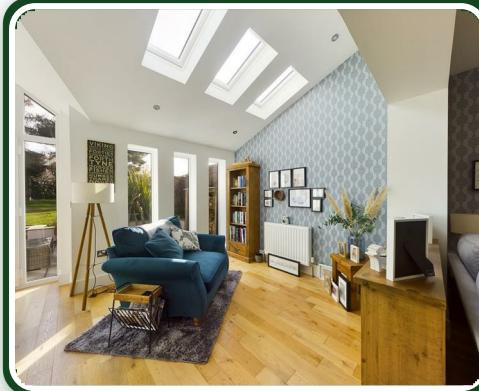
Price Guide £349,950



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A stunning three bedroom detached house which has been stylishly modernised and extended by the current owners. Situated in a prime south side location just off St James Road. Convenient for local schools, supermarkets, the Spa theatre, access to the harbour, south beach and promenade. An ideal family home. Must be viewed to appreciate what's on offer.

This quality property comprises: Ground floor: spacious entrance hall, cloakroom, lounge and modern contemporary open plan kitchen/dining/living. First floor: three bedrooms and modern bathroom. Exterior: private parking and good size rear garden. Upvc double glazing and gas central heating.

Entrance:

Composite door into a spacious inner hall, feature tiled floor, understairs storage cupboard, upvc double glazed window and central heating radiator.

Cloakroom:

4'2" x 3'4" (1.28m x 1.04m)

Wc, wash hand basin with vanity unit, extractor, tiled floor and upvc double glazed window.

Lounge:

16'9" x 18'3" (5.12m x 5.58m)

A front facing room, inset log burning stove, upvc double glazed bay window and central heating radiator.

Open plan kitchen/dining/living:

24'8" x 19'9" (7.52m x 6.02m)

Kitchen/dining:

Fitted with a range of modern base and wall units, granite work tops, central island with inset sink, electric double oven and hob with extractor over. Part wall tiled, oak flooring, integrated dishwasher, fridge and freezer. Upvc double glazed french doors onto the garden.

Sitting area:

Inset log burning stove, oak flooring, two central heating radiators and three upvc double glazed windows

First floor:

Upvc double glazed window.

Bedroom:

14'0" x 12'3" (4.28m x 3.74m)

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

Bedroom:

13'11" x 12'7" (4.26m x 3.85m)

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

Bedroom:

10'9" x 8'0" (3.28m x 2.44m)

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

Bathroom:

8'5" x 7'10" (2.58m x 2.39m)

Comprises a modern suite, free standing bath, shower cubicle with plumbed in shower, wc and double wash hand basins with vanity unit. Part wall tiled, floor tiled, extractor, stainless steel ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is a block paved forecourt with ample parking.

Garden:

To the rear of the property is a good sized fenced enclosed garden. Paved patio to lawn, borders of shrubs and bushes. A shed.

Notes:

Council tax band: D

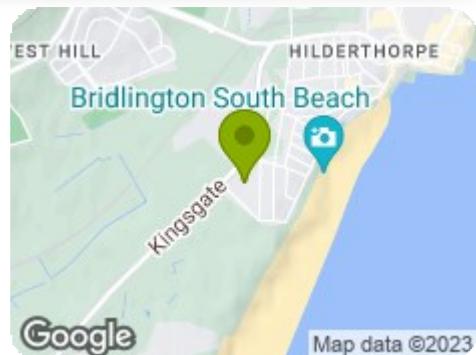
Purchase procedure

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.





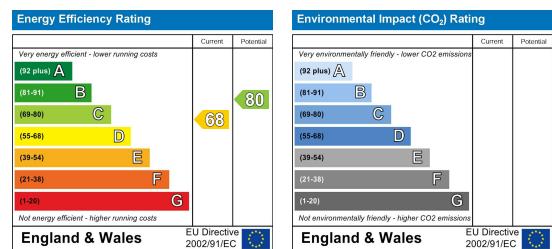
Floor Plan



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.