



**BELT**  
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**34 The Crayke, Bridlington, YO16 6YP**

**Price Guide £329,950**



# 34 The Crayke

, Bridlington, YO16 6YP

## Price Guide £329,950



An opportunity to acquire a detached executive residence with four bedrooms. This beautifully presented property offers spacious living accommodation in a prime residential location in the much sought after area of Bridlington's north side. Convenient for local schools, supermarket, restaurant/Inn, library and bus service routes. Ideal for family or retirement.

This well appointed property comprises: Ground floor: spacious lounge, conservatory, dining room, kitchen/diner, utility and cloakroom. First floor: four bedrooms, one modern en-suite and modern house bathroom. Exterior: good size rear garden, ample parking and garage. Upvc double glazing and gas central heating.

### Entrance:

Door into inner hall, understairs storage cupboard and central heating radiator.

### Cloakroom:

6'2" x 2'5" (1.90m x 0.76m)

Comprises wc, wash hand basin, full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

### Lounge:

22'6" x 11'10" (6.86m x 3.62m )

A spacious double aspect room, gas fire with marble inset and wood surround. Upvc double glazed window, two central heating radiators and upvc double glazed patio doors into:

### Upvc conservatory:

13'1" x 9'2" (4.00m x 2.81m )

Over looking the garden.

### Dining room:

11'11" x 12'5" (3.64m x 3.79m )

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

### Kitchen/diner:

14'0" x 9'9" (4.27m x 2.99m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven, gas hob with extractor over. Integrated dishwasher, part wall tiled, under cupboard lighting, upvc double glazed window and central heating radiator.

### Utility:

10'0" x 6'4" (3.06m x 1.94m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled, upvc double glazed window, central heating radiator and door onto the garden.

### First floor:

Upvc double glazed window, central heating radiator and built in storage cupboard.

### Bedroom one:

12'4" x 11'8" (3.78m x 3.56m )

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

### En-suite:

8'9" x 5'2" (2.69m x 1.59m )

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, shaver socket, stainless steel ladder radiator and upvc double glazed window.

### Bedroom two:

11'10" x 11'5" (3.62m x 3.48m)

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

### Bedroom three:

11'10" x 10'10" (3.62m x 3.31m )

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

### Bedroom four:

9'10" x 6'11" (3.02m x 2.13m )

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

### Bathroom:

9'10" x 6'7" (3.02m x 2.03m)

Comprises a modern suite, shower cubicle with plumbed in shower, bath with tiled surround, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor and upvc double glazed window.

### Exterior:

To the front of the property is a enclosed garden with lawn and block paved driveway with ample parking.

### Garden:

To the rear of the property is a good size enclosed garden. Block paved and paved patio areas to lawn with borders of trees.

### Garage:

18'9" x 10'2" (5.74m x 3.12m )

Up and over door, power, lighting, storage above and gas combi boiler.

### Notes:

Council tax band: E

The property has CCTV.

### 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:

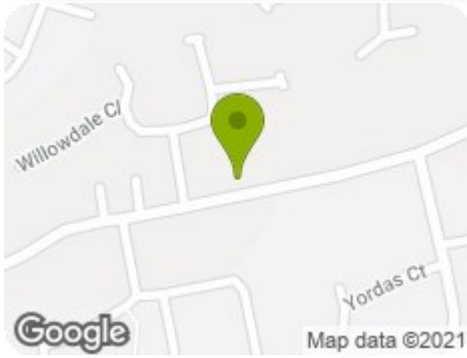
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



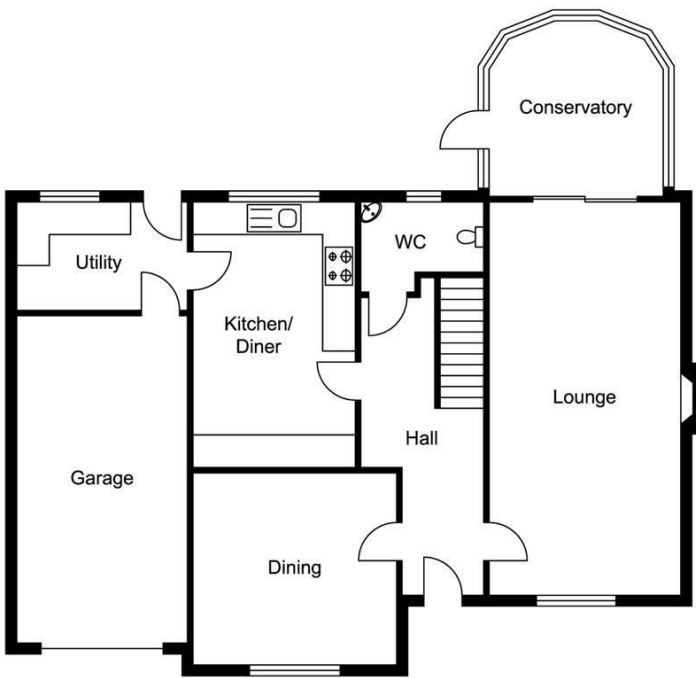
Road Map

Hybrid Map

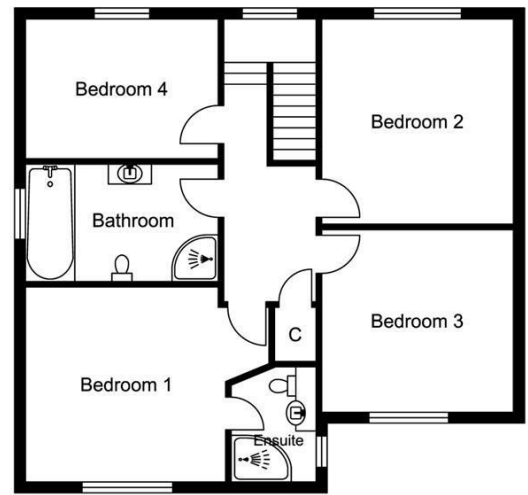
Terrain Map



### Floor Plan



Ground Floor



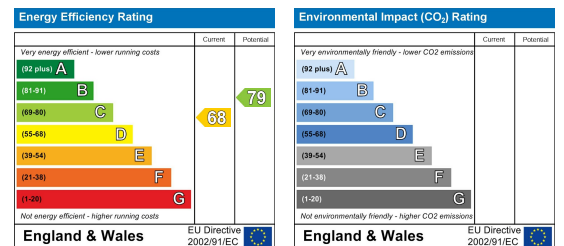
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

### 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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