



BELT
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35 Priory Crescent, Bridlington, YO16 7SE

Price Guide £149,950



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A traditional two bedroom semi detached bungalow situated in this popular location just off Fortyfoot. The property is situated overlooking the crescent green and is convenient for local shops, bus service routes, access to the town centre and north foreshore (approximately a quarter of a mile away). Ideal for retirement.

The property comprises: lounge, kitchen, utility, two double bedrooms and bathroom. Exterior: gardens. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner porch. Door into inner hall, central heating radiator and built in storage cupboard housing gas combi boiler.

Lounge:

15'0" max x 12'5" max (4.58m max x 3.80m max)

A front facing room, gas fire with wood surround, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

11'10" x 11'6" (3.61m x 3.53m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine and part wall tiled. Upvc double glazed window and gas fire.

Utility:

12'0" x 4'9" (3.66m x 1.45m)

Upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Bedroom one:

11'10" plus bay x 11'5" max (3.62m plus bay x 3.49m max)

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

Bedroom two:

11'11" x 10'0" (3.65m x 3.05m)

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

Bathroom:

9'0" x 5'9" (2.76m x 1.77m)

Comprises shower cubicle with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a low maintenance walled garden, paved with borders.

Garden:

To the rear of the property is a fenced enclosed garden mainly lawn with borders. Three sheds and a greenhouse.

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:

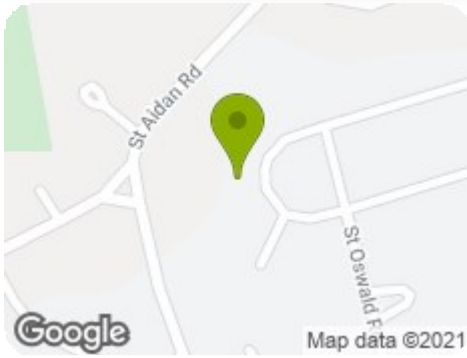
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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

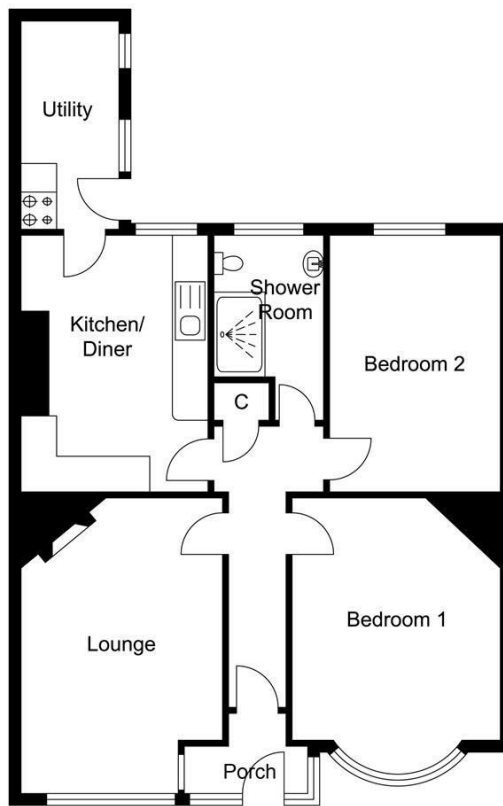
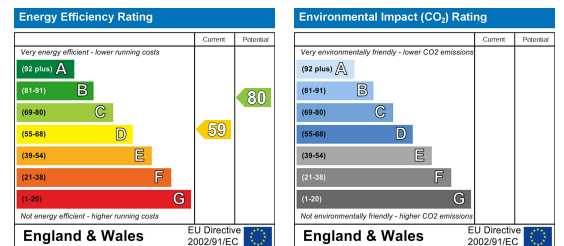


Illustration for identification purposes only, measurements are approximate, not to scale.

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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