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**56 West Crayke, Bridlington, YO16 6XW**

**Price Guide £185,000**



# 56 West Crayke

, Bridlington, YO16 6XW

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A modern design three bedroom detached bungalow. Situated in a prime location off Martongate. Located ideally for facilities such as The Co-op supermarket, the Friendly Foresters public house, primary and secondary schools, Bridlington North Library and local parks nearby. Ideal for retirement.

The property comprises: modern kitchen, lounge, conservatory, three bedrooms and bathroom. Exterior: gardens, garage, private driveway and pebbled area for parking two cars. Gate access to the rear with space for a car or caravan. Upvc double glazing, gas central heating and solar panels. No ongoing chain.

## Entrance:

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

## Kitchen:

**9'9" x 8'8" (2.99m x 2.66m)**

Fitted with a range of modern base and wall unit, stainless steel sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, built in storage cupboard housing gas boiler and hot water store. Upvc double glazed window and central heating radiator.

## Dining room/Bedroom Three:

**8'0" x 6'10" (2.45m x 2.09m)**

A front facing room could be used as a dining room or bedroom three. Upvc double glazed window and central heating radiator.

## Lounge:

**16'2" x 10'10" (4.94m x 3.32m)**

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed window and central heating radiator.

## Bedroom One:

**11'4" x 9'10" (3.47m x 3.02m)**

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

## Bedroom Two:

**9'10" x 7'10" (3.00m x 2.39m)**

A rear facing double room, central heating radiator and upvc double glazed french doors into:

## Upvc Conservatory:

**10'11" x 8'4" (3.33m x 2.56m)**

Over looking the garden.

## Bathroom:

**7'1" x 6'3" (2.17m x 1.91m)**

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

## Exterior:

To the front of the property is an open plan pebbled garden. To the side elevation is a private driveway and pebbled area for parking two cars. Gate access to the rear with extra space to park a car/caravan.

### Garden:

To the rear of the property is a low maintenance garden. Enclosed with paved patio area to slate and pebbled areas with borders.

### Garage:

17'5" x 8'3" (5.32m x 2.53m)

Up and over door, power and lighting.

### Notes:

Council tax band: C

The property has solar panels which are owned and benefits with cheaper electricity.

### 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

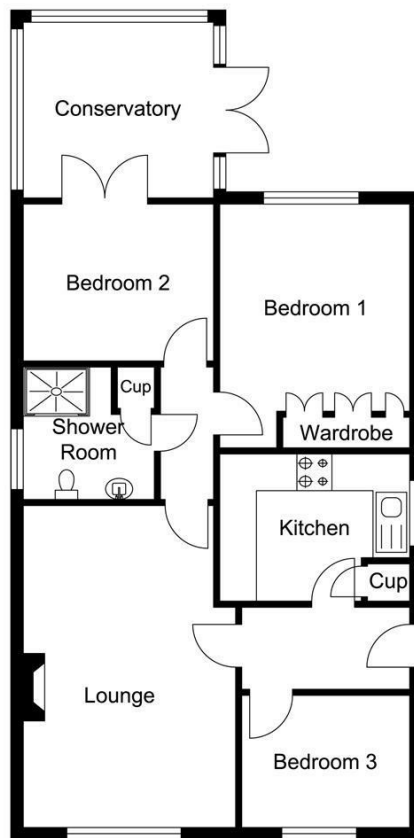
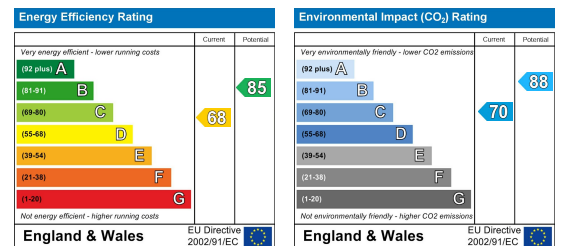


Illustration for identification purposes only, measurements are approximate, not to scale.

### 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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