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52 Mount Crescent, Bridlington, YO16 7HS

Price Guide £124,950



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An extended two bedroom semi detached bungalow. Situated just off Bempton Lane ideal for retirement, investment or first time buyer. The property is convenient for Marton Road with a parade of shops including sub-post office, chemist, bus service routes etc all less than half a mile away.

This well presented property comprises: Ground floor: lounge, new modern fitted kitchen, bedroom, conservatory and bathroom. First floor: a further bedroom. Exterior: gardens, shared driveway and garage. UPVC double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner hall.

Lounge:

11'0" x 9'4" plus bay (3.36m x 2.85m plus bay)

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

Kitchen:

17'11" x 5'5" (5.47m x 1.66m)

Fitted with a range of modern base and wall units, stainless steel sink unit, Neff electric hide and slide oven, Neff induction hob with stainless steel extractor over. Integrated fridge, freezer, washing machine and dishwasher. Part wall tiled and two upvc double glazed windows.

Bedroom one:

10'10" x 8'7" (3.32m x 2.63m)

Currently used as a dining room. A rear facing double room, central heating radiator and double door into:

Conservatory:

9'10" x 6'0" (3.02m x 1.84m)

Over looking the garden.

Bathroom:

6'6" x 5'5" (2.00m x 1.66m)

Comprises a white modern suite, bath with plumbed in rain fall shower and water fall tap. Wc and wash hand basin with vanity unit. Full wall tiled, illuminated mirror, upvc double glazed window and central heating radiator.

First floor:

Bedroom two:

16'4" max x 16'0" max (5.00m max x 4.90m max)

A good size double room, access to the eaves, built in storage cupboard housing gas combi boiler, central heating radiator, velux window and upvc double glazed window.

Exterior:

To the front of the property is a enclosed pebbled garden. To the side elevation is a shared driveway leading to a detached garage.

Garden:

To the rear of the property is a low maintenance fenced garden which is mainly paved with borders.

Garage:

18' x 8'5 (5.49m x 2.57m)

Up and over door, power and lighting.

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

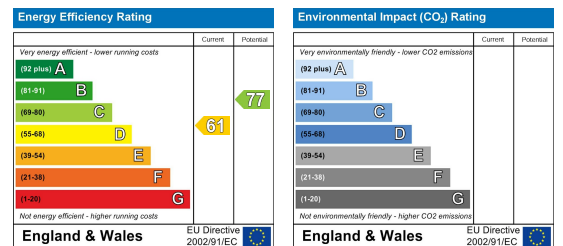


Floor Plan

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.

