



## 39 Priory Crescent, Bridlington, YO16 7SE

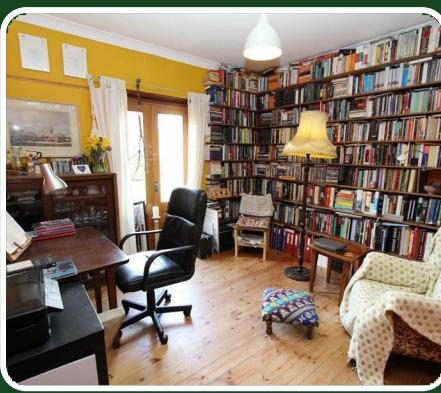
**Price Guide £289,950**



# 39 Priory Crescent

, Bridlington, YO16 7SE

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## Entrance Porch

Timber framed glazed doors open into the entrance porch.

## Inner Hall

**18'2" x 6'2" (5.53 x 1.88)**

Further timber framed glazed door leads to a generously proportioned hall with one central heating radiator and under stairs storage cupboard.

## Lounge

**11'8" x 12'11" plus bay (3.55 x 3.94 plus bay)**

Front facing with timber framed glazed bay window, one central heating radiator, open grate fireplace with tiled inset and oak surround, and circular stained glass feature window.

## Sitting Room

**12'7" x 13'9" (3.83 x 4.20)**

Front facing with timber framed glazed bay window, one central heating radiator, open grate fireplace with tiled inset and period fire surround.

## Study

**11'7" x 11'1" (3.53 x 3.38)**

Rear facing with timber framed glazed French doors to the garden, with one central heating radiator, stripped wooden floor and open grate fireplace with small period surround.

## Breakfast Kitchen

**14'5" x 12'6" (4.39 x 3.80)**

A range of base and wall units with raised dresser feature, built in gas hob, plumbing for dishwasher, stainless steel double sink, one central heating radiator, one timber framed glazed window and one timber framed glazed door leading to the garden.

## Utility/Shower Room

**10'4" x 6'2" (3.15 x 1.87)**

The utility room has plumbing for washer and sink, leading to a separate shower room with walk in shower cubicle with mains fitted shower.

## Bedroom One

**11'9" x 8'4" (3.57 x 2.55)**

A side facing ground floor bedroom with timber framed glazed widow (with secondary glazing), one central heating radiator and period fireplace.

## First Floor

Upper landing.

## Bedroom Two

**12'6" x 14'1" average (3.82 x 4.29 average)**

The master bedroom, this front facing double room has an apex ceiling with two timber framed glazed windows, one central heating radiator, feature period fireplace, one walk in wardrobe with Worcester boiler and one built in storage cupboard with water store tank.

## Bedroom Three

**11'8" x 10'10" (3.56 x 3.29)**

Side facing double with one central heating radiator, one timber framed glazed window and built in storage cupboard.

## Bedroom Four

**11'7" x 6'10" (3.54 x 2.09)**

Front facing single with apex ceiling, two timber framed glazed windows, one central heating radiator and built in storage cupboard. Bedroom four leads to the annexe.

## Annexe

**7'6" average x 5'6" average (2.28 average x 1.68 average)**

Presently used as a music room by the current owners, this annexe has one central heating radiator and a velux ceiling window.

## Family Bathroom

**9'6" x 6'4" (2.89 x 1.92)**

Comprising bath with shower attachment, pedestal wash basin, w.c., two timber framed windows and one central heating radiator.

## Exterior

This established garden is bordered to the rear by a large orangery style brick built greenhouse with its own internal well and fruit tree. Within the garden itself there are ample vegetable plots, borders, fruit trees and lawned areas. To the side a coal bunker and gated access to the front cobbled driveway and walled front garden with established trees and borders.

## Garage

**24'1" average x 10'10" average (7.35 average x 3.31 average)**

Brick built garage with power, lighting, timber framed glazed window and side door access to the garage. Garage leads to the workshop and woodstore.

## Workshop/Wood Store

Brick built workshop currently used as a wood store.

## Purchasing 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.

## Notes

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.

Council tax band - D

## General Notes

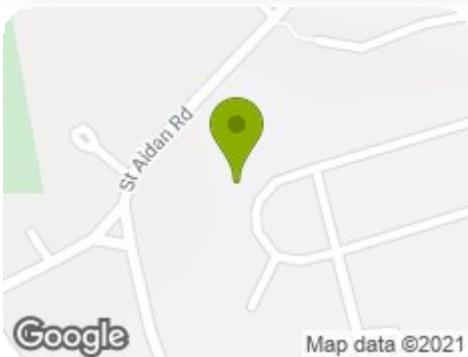
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment.



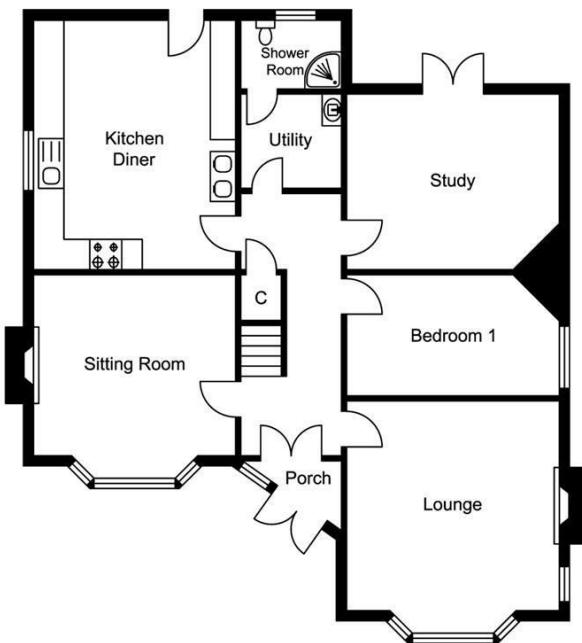
## Road Map

## Hybrid Map

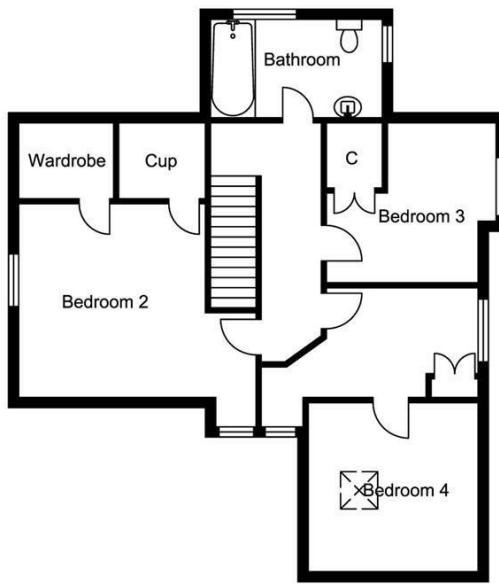
## Terrain Map



## Floor Plan



Ground Floor



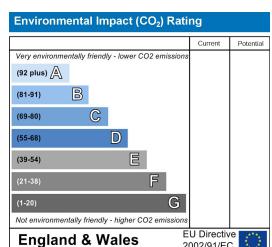
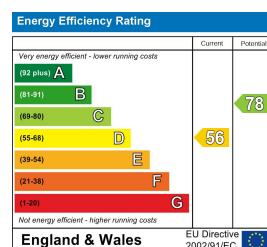
First Floor

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



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