BELT
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19 Clarke Crescent, Bempton, Bridlington, YO15 1JJ

Offers Over £208,000

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The Property Ombudsman

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19 Clarke Crescent

Bempton Bridlington, YO15 1JJ

Offers Over £208,000





Welcome to the village of Bempton, Clarke Crescent presents a beautifully presented semi-detached house that is an ideal family home.
This property boasts three spacious double bedrooms, ensuring ample room for family living. The ground floor features a modern kitchen, two inviting reception rooms, including a lovely garden room extension that bathes the space in natural light, creating a warm and airy atmosphere.
The well-appointed bathroom complements the home's layout.
The location of this residence is particularly advantageous, with a variety of local amenities just a stone's throw away. Residents will benefit from easy access to a nearby bus service, a local shop, a sub post office, and a primary school, all within a short distance. The village hall serves as a hub for community activities.
For those who enjoy exploring, the nearby railway station offers transport links, allowing to travel to surrounding areas. Situated just three miles north of Bridlington, this property perfectly balances rural charm with accessibility to coastal attractions, making it an ideal choice for families.

Entrance:

Composite door into inner hall, upvc double glazed window, central heating radiator and understairs storage cupboard.

Wc:

5'4" x 2'9" (1.65m x 0.86m)

WC, wash hand basin, full wall tiled, upvc double glazed window and chrome ladder radiator.

Lounge/diner:

22'8" x 11'0" (6.91m x 3.37m)

A spacious double aspect room, gas fire in a modern surround, upvc double glazed bow window, upvc double glazed window and two central heating radiators.

Kitchen:

10'9" x 8'10" (3.28m x 2.70m)

Fitted with a range of modern base and wall units, Quartz worktops, stainless steel sink unit, extractor upvc double glazed window, vertical radiator, plumbing for washing machine and dishwasher.

Garden room:

17'8" x 9'8" (5.40m x 2.97m)

Over looking the garden, upvc double glazed windows, three velux windows and upvc double glazed french doors.

First floor:

Access to a part boarded loft space by drop down ladder with gas combi boiler.

Bedroom:

13'10" x 9'9" (4.23m x 2.99m)

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

Bedroom:

11'10" x 8'1" (3.61m x 2.48m)

A front facing double room, built in wardrobes, upvc double glazed window and centra heating radiator.

Bedroom:

10'5" x 10'2" (3.20m x 3.12m)

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

Bathroom:

6'8" x 5'7" (2.04m x 1.71m)

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

Exterior:

To the front of the property is a walled low maintenance garden with artificial lawn. To the side elevation is a private driveway leading to the garage.

Garden:

To the rear of the property is walled low maintenance paved garden.

Garage:

Up and over door, power and lighting.

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







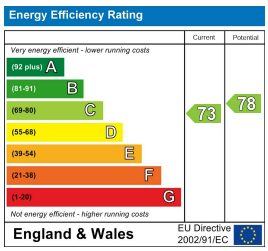
Floor Plan

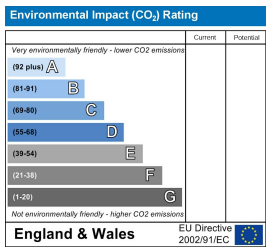


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.