

West Crayke, Bridlington



Detached House
Excellent Condition Throughout
Four Bedrooms
Lounge/Diner
Modern Fitted Kitchen/Diner
Ground Floor WC

Bathroom/WC
Gas Central Heating
UPVC Double Glazing
Large Private Enclosed Rear Garden
Popular Residential Location

Offers Based on
£202,500



**Independent
Estate Agents**

34 Quay Road
Bridlington, YO15 2AP
Tel: 01262 424274
Fax: 01262 403071

www.HomefinderLtd.co.uk

PROPERTY SPECIFICATION

60, WEST CRAYKE, BRIDLINGTON

LOCATION	Situated towards the Northern side of Bridlington on a recently constructed development off Martongate, local amenities are situated close by they include schools, library, supermarket, pub/restaurant and bus route to the Town Centre.
PROPERTY	This Four bedroomed detached house which is in a prime location and is in outstanding condition throughout, benefits from full UPVC double glazing, gas central heating, modern décor throughout, front and rear gardens, driveway and garage.
ENTRANCE HALL	With UPVC part double glazed entrance door, modern ceiling lights, stairs leading to first floor with under stairs storage cupboard, radiator.
GROUND FLOOR WC	Fitted two piece suite comprising low flush WC, hand wash basin, marble flooring, tiled to water sensitive areas, radiator, front facing UPVC double glazed window.
KITCHEN/DINER	14'4'' x 11'9'' (4.37m x 3.58m) Fitted modern wall mounted and base level units with worktops over, electric oven and hob with extractor hood over, tiled to water sensitive areas, plumbing for automatic washing machine, ceiling lights, modern wall radiator, "Baxi" boiler, modern tiled flooring, aluminium half glazed steel banded door leading to rear garden.
LOUNGE/DINER	31'6'' x 11'3'' (9.61m x 3.43m) With Modern wooden fire surround with stylish pebbled electric fire and black marble hearth and inset, coving to ceiling, wood effect flooring, two radiators, stylish décor, front facing UPVC double glazed bay window, UPVC double glazed patio doors leading to the rear garden.
STAIRS TO FIRST FLOOR	With side facing UPVC double glazed decorative window.
FIRST FLOOR LANDING	With roof void access hatch, storage cupboard, radiator.
BEDROOM 1	13'5'' x 9'5'' (4.09m x 2.87m) With front facing UPVC double glazed window, wardrobes with two sliding doors, wood effect flooring, radiator, stylish décor.
BEDROOM 2	11'6'' x 8'6'' (3.51m x 2.59m) With rear facing UPVC double glazed window, wood effect flooring, radiator.
BEDROOM 3	11'4'' x 7'3'' (3.45m x 2.21m) With rear facing UPVC double glazed window, television point, radiator.
BEDROOM 4	10'10'' x 9'0'' (maximum) (3.30m x 2.74m) With front facing UPVC double glazed window, wood effect flooring, radiator.
BATHROOM	7'11 x 5'7'' (2.41m x 1.70m) Fitted with white three piece suite comprising jet stylish corner bath, free standing stylish sink, modern wall radiator, ceiling spot lights, side facing UPVC double glazed window.
FRONT	With Lawned area and hedged borders, pathway leading to front entrance door.
REAR	Private enclosed large rear garden with lawned area and decorative paved patio area, flower and shrub borders, fenced boundaries, exterior water tap, gated access to external garage.
GARAGE	Of brick construction with up and over door, electricity connected.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band D.
VIEWING	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.

NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.