

West Crayke, Bridlington



Modern Detached House
Three Bedrooms (1 En-Suite)
Lounge
Dining Room
Ground Floor Cloakroom/WC
Fitted Kitchen

Bathroom/WC
UPVC Double Glazed
Gas Central Heating
Private Enclosed Rear Garden
Private Driveway
Brick Built Garage

Offers Based on
£162,950



**Independent
Estate Agents**

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

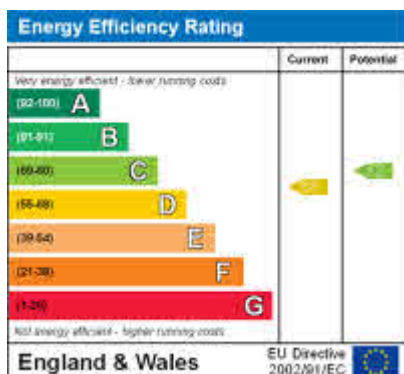
www.HomefinderLtd.co.uk

PROPERTY SPECIFICATION

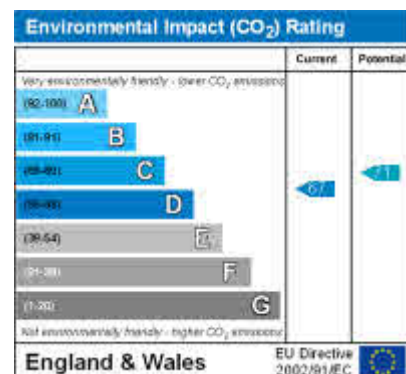
90 WEST CRAYKE BRIDLINGTON

LOCATION	Situated to the Northern side of the resort in a pleasant desirable location off Martongate. Nearby amenities include schools, library, supermarket, pub/restaurant and bus route to the Town Centre.
PROPERTY	This three bedroomed detached house benefits from gas central heating, driveway with garage, private enclosed rear garden.
ENTRANCE HALL	With wooden half glazed door leading to
INNERVESTIBULE	4'10" x 4'9" (1.47m x 1.45m) With doors leading to WC and Lounge, radiator.
WC	6'4" x 3'3" (1.93m x 0.99m) With side facing UPVC double glazed window, sink, radiator.
LOUNGE	16'6" x 11'1" (5.03m x 3.38m) With front facing UPVC double glazed window, coving to ceiling, understairs storage cupboard, open plan staircase leading to first floor, two radiators.
DINING ROOM	9'11" x 7'7" (3.02m x 2.31m) With coving to ceiling, UPVC double glazed patio doors leading to rear garden, archway leading to:
KITCHEN	10'1" x 6'11" (3.07m x 2.11m) Fitted with a range of wall mounted and base level units with worktops over, fitted electric oven with gas hob and extractor hood over, tiled to water sensitive areas, ceiling spot lights, radiator, rear facing UPVC double glazed window, "Baxi" boiler.
LANDING	With side facing UPVC double glazed window, roof void access hatch, cylinder cupboard, radiator.
BEDROOM 1 EN SUITE	12'7" x 10'10" (3.84m x 3.30m) With rear facing UPVC double glazed window, radiator. 6'10" x 4'4" (2.08m x 1.32m) With rear facing UPVC double glazed window, shower cubicle, tiled to water sensitive areas, radiator.
BEDROOM 2	10'5" x 7'9" (3.18m x 2.36m) With front facing UPVC double glazed window, radiator.
BEDROOM 3	7'5" x 7'2" (2.26m x 2.18m) With front facing UPVC double glazed window, radiator.
BATHROOM	8'4" x 6' 0" (2.54m x 1.83m) With side facing UPVC double glazed window, white three piece suite comprising bath, pedestal hand wash basin, low flush WC, extractor fan, tiled to water sensitive areas, radiator.
FRONT GARDEN	Open plan lawned garden with flower and shrub borders.
SIDE	Private driveway.
GARAGE	Garage built of brick construction, electricity connected.
REAR GARDEN	Private enclosed rear garden with fenced boundaries.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	TBC
VIEWING	By appointment through the sole selling agents – Homefinder of Bridlington Limited.

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.



Energy Efficiency Rating data is provided by an independent qualified professional as required by current legislation and contracted for and on behalf of the property vendor. Homefinder does not undertake This type of inspection therefore cannot comment on or verify the accuracy or validity of the data supplied.



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.