



## 25 Trafalgar Crescent , YO15 3NR

Offers Around £235,000



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, Bridlington, YO15 3NR

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This beautifully presented and newly renovated maisonette offers bright and spacious living with four bedrooms and plenty of living space set over two floors. The property offers the most spectacular sea views over Bridlington Bay and is offered with no onward chain. An added benefit is that the property has a small walled garden and parking area to the front. Just a stones throw from the beach and with it's own private entrance, this property is a great price and would make a superb holiday home or main residence for someone looking to escape the hustle and bustle of city life or to live by the sea.

- A STUNNING NEWLY RENOVATED MAISONETTE OVERLOOKING THE BAY
- ACCOMMODATION SET OVER TWO FLOORS
- DOUBLE GLAZED AND GAS CENTRAL HEATING THROUGHOUT
- FOUR BEDROOMS
- NO ONWARD CHAIN
- UNINTERRUPTED SEA VIEWS
- SMALL WALLED GARDEN WITH PARKING

## Private Entrance Hall

With storage space and stairs up to the first floor.

## First Floor Hallway

With stairs leading to the second floor.

## Breakfast Kitchen

A newly fitted and spacious kitchen with integrated fridge/freezer, dishwasher, oven and hob with extractor fan over. UPVC double glazing and gas fired central heating radiator. Space for dining table.

## Sitting Room

A truly stunning room with views over Bridlington Bay from the large box style window. Radiator and TV point.

## Dining Room/Bedroom Four

With a south facing UPVC double glazed window with sea views and radiator.

## Guest WC

Low-flush WC and hand wash basin. UPVC double glazed window and storage area.

## Second Floor Landing

### Bedroom One

A lovely double room with UPVC double glazed window with further stunning sea views, radiator and built-in storage.

### Bedroom Two

Another lovely sized double bedroom with UPVC double glazed window and radiator.

### Bedroom Three

Double room with double glazed Velux window and radiator.

### Storage Room

A generous sized storage area/room with radiator.

## Family Bathroom

A newly fitted suite with pedestal wash basin, low level WC and bath with shower over.

## Services

Mains connected to water, drainage and electric. Gas central heating.

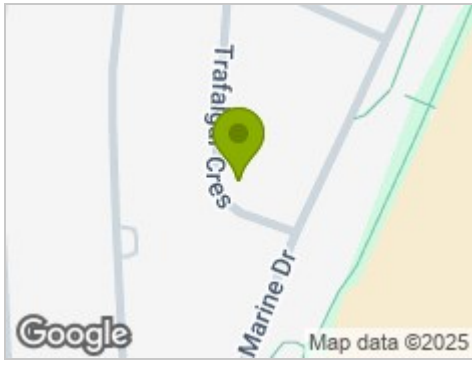
## Council Tax Band TBC

## Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.



## Road Map



## Hybrid Map



## Terrain Map



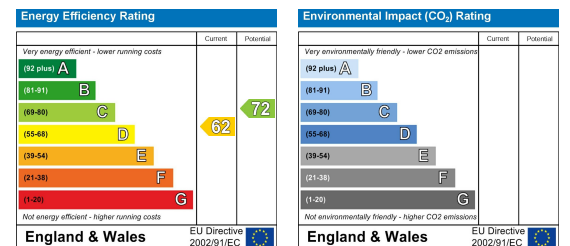
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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