



48 Cranbeck Close

Bridlington, YO16 4RX

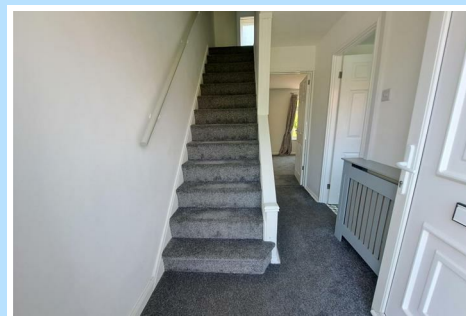
Price Guide £135,000



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This newly refurbished two bedroom townhouse would make an ideal first home, in pristine condition and offered with NO ONWARD CHAIN! The property benefits from a full refurbishment with newly fitted kitchen diner, contemporary shower room and good sized rooms. Located within easy access to the hospital and many local amenities close by this property is a great investment! The accommodation offers an entrance hall, breakfast kitchen and sitting room to the ground floor with two good sized bedrooms and newly fitted shower room to the first floor. There is ample on-street parking, a useful outdoor brick built store with a lovely mature and well stocked garden with an open aspect beyond. Viewing is advised to appreciate this lovely and well priced property!

- Recently refurbished two bedroom townhouse
- PRICED TO SELL!
- Open aspect to the rear
- Ideal for first time buyer or investor
- NO ONWARD CHAIN
- Newly fitted kitchen and shower room
- Gas central heating and fully double glazed
- Generous size enclosed garden
- Spacious rooms

Entrance Hall

UPVC double glazed front door, radiator, understairs storage area and stairs leading to the first floor

Sitting Room

16'5 x 11'10 (5.00m x 3.61m)

Rear aspect UPVC windows and door leading to the garden, radiator and TV point.

Breakfast Kitchen

10'2 x 9'10 (3.10m x 3.00m)

UPVC double glazed front aspect window, range of newly fitted contemporary style wall and base units, 1 1/2 bowl sink unit with drainer, radiator, space for a fridge freezer, space for a freestanding electric cooker and extractor hood above. Radiator and space for a dining table.

First Floor Landing

Loft access, storage cupboard.

Bedroom One

Two front aspect UPVC double glazed windows, built in storage cupboard, TV point and radiator.

Bedroom Two

Rear aspect UPVC double glazed window, built in storage cupboard, TV point and radiator.

Shower Room

Rear aspect UPVC double glazed opaque window with newly fitted double sized shower cubicle, vanity wash basin with mixer tap, low flush WC, radiator and extractor fan.

Exterior

To the front of the property is a small lawned garden with privet hedge and flower borders. To the rear is a lovely mature and well stocked lawned garden with brick built outhouse, small garden pond, paved patio area and fencing to the boundaries. There is also a useful timber built shed. Open aspect to the rear.

Services

Mains connected to water, drainage, gas and electric.

Council tax Band A

Location

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.



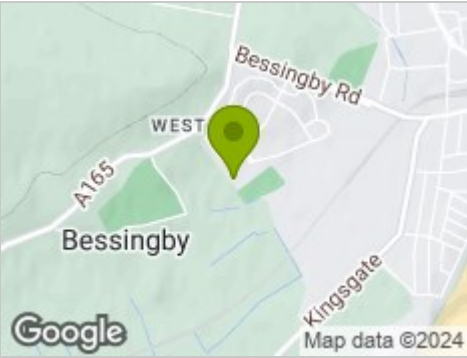
Road Map



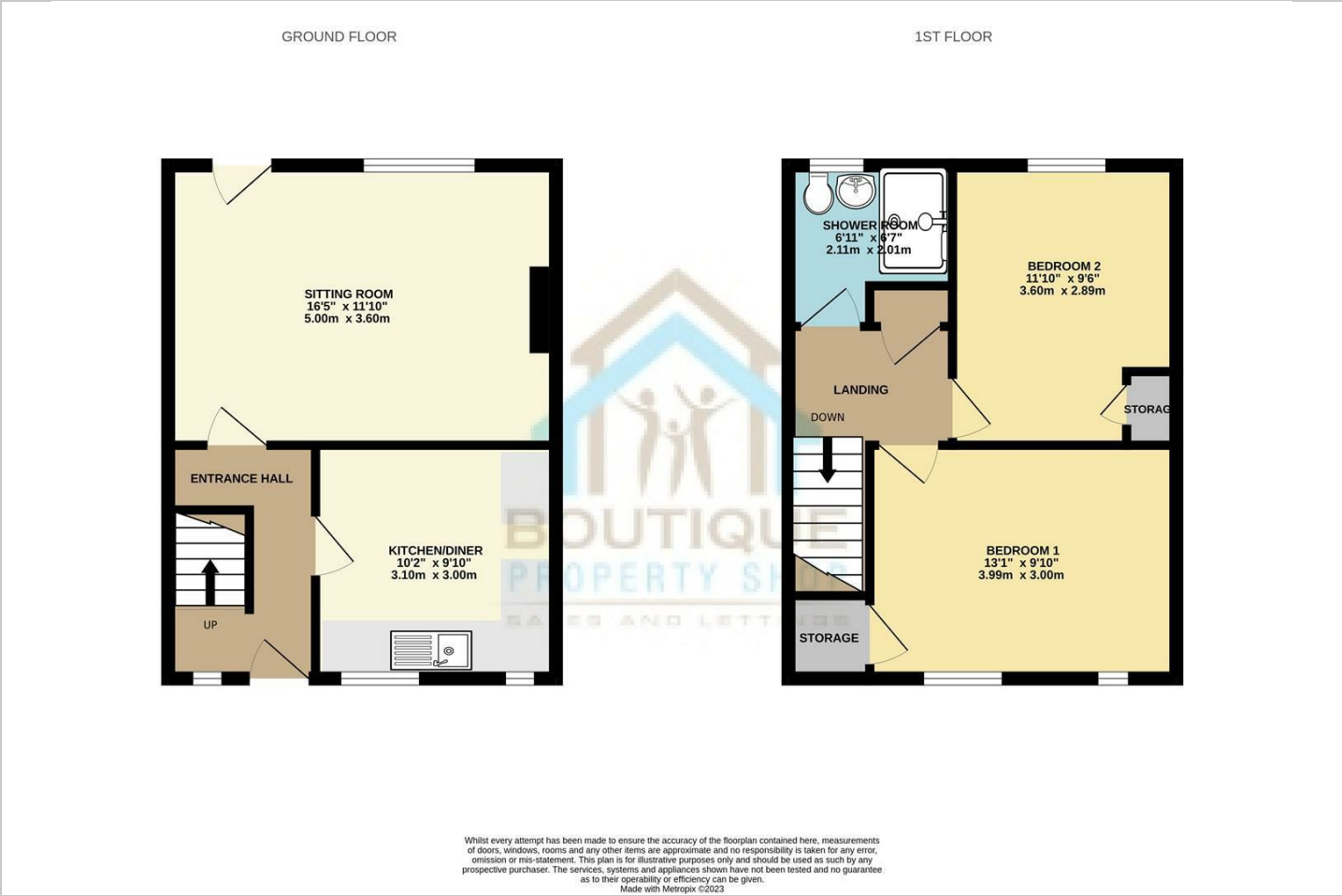
Hybrid Map



Terrain Map



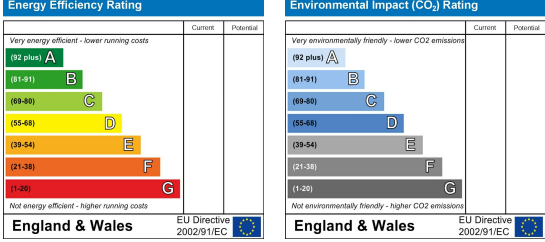
Floor Plan



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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