



colin ellis

**Clarke Crescent,  
Bridlington, YO15 1JJ**

**\*\* FOR SALE BY INFORMAL TENDER. ALL OFFERS ARE TO BE RECEIVED BY 12 NOON ON 19th APRIL 2024\*\***

Colin Ellis Property Services welcome to the market a DETACHED bungalow that will be of interest to builders, developers and investors. This TWO BEDROOM property is in need of a SCHEME OF WORKS throughout but does benefit from a good sized grounds and a drive. Located in the village of Bempton this property is available with NO ONWARD CHAIN.

**Guide Price £120,000**

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## DESCRIPTION

Briefly comprising of an entrance hall, lounge, kitchen, two bedrooms and a bathroom. Outside there is a drive and front and rear gardens.

## LOUNGE

UPVC double glazed window, radiator.

## ENTRANCE HALL

UPVC double glazed entrance door opening to a spacious hallway with store cupboard and door to the rear garden.

## KITCHEN

UPVC double glazed window, radiator, a range of base and wall units.

## BEDROOM ONE

UPVC double glazed window, radiator.

## BEDROOM TWO

UPVC double glazed window, radiator.

## BATHROOM / WC

UPVC double glazed window, radiator, bath, WC and wash basin.

## TENURE

Freehold with vacant possession and no onward chain.

## \*\* NOTES \*\*

This property is considered to be a building site and you enter and view at your own risk due to the floor suffering from water damage. Appropriate footwear will also need to be worn.

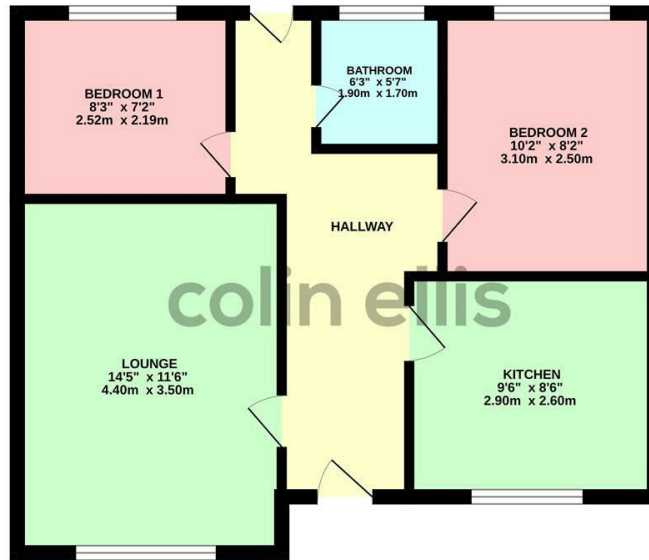
## INFORMAL TENDER

We invite offers for the property by 12 pm Friday 19th April 2024.

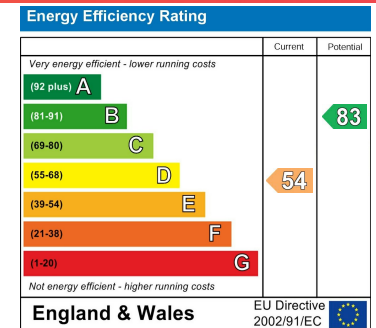




GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Clarke Crescent - 18605726**  
**Council Tax Band - B**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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