



44 Harewood Avenue, Bridlington, YO16 7QD

Price Guide £225,000



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A three bedroom semi-detached house which has been extensively modernised by the current owner. Situated in this pleasant residential location just off Marton Road. Convenient for bus service routes, schools and Marton Road shops.

The property comprises: Ground floor: modern kitchen/diner, spacious lounge, utility, wc, two bedrooms and sun room. First floor: a further double bedroom, dressing room, office and modern bathroom. Exterior: enclosed rear garden, private driveway with extensive parking and garage. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door leads directly into:

Kitchen/diner:

12'7" x 7'11" (3.86m x 2.43m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven and hob with extractor over, upvc double glazed window and central heating radiator.

Lounge:

17'2" x 11'7" (5.24m x 3.55m)

A spacious front facing room, upvc double glazed window and central heating radiator.

Inner hall:

Built in storage cupboard.

Utility:

7'1" x 4'7" (2.18m x 1.40m)

Gas combi boiler, central heating radiator and upvc double glazed door to the side elevation.

Wc:

5'0" x 3'9" (1.54m x 1.16m)

Wc, wash hand basin, part wall tiled, understairs storage cupboard and chrome ladder radiator.

Bedroom:

11'10" x 10'5" (3.63m x 3.18m)

A rear facing double room, central heating radiator, upvc double glazed windows and upvc double glazed door into:

Sun room:

15'8" x 5'2" (4.80m x 1.60m)

Upvc double glazed window and upvc double glazed bi-folding doors onto the garden.

Bedroom:

8'2" x 7'5" (2.49m x 2.28m)

A side facing single room, upvc double glazed window and central heating radiator.

First floor:

Built in storage cupboard.

Bedroom:

14'4" x 12'5" (4.38m x 3.79m)

A spacious front facing double room, upvc double glazed window and central heating radiator.

Dressing room:

9'7" x 6'0" (2.93m x 1.85m)

Apex ceiling, central heating radiator.

Office:

10'2" x 6'0" (3.12m x 1.83m)

Upvc double glazed window and central heating radiator.

Bathroom:

14'1" x 4'5" (4.31m x 1.37m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, built in storage cupboard, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn. To the side elevation is a private driveway with extensive parking leading to the garage.

Garden:

To the rear of the property is a fenced enclosed garden.

Garage:

Double opening doors, power and lighting.

Notes:

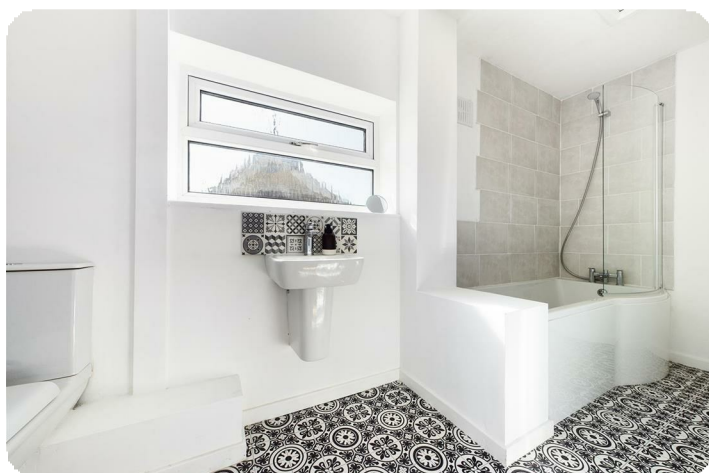
Council tax band: C

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



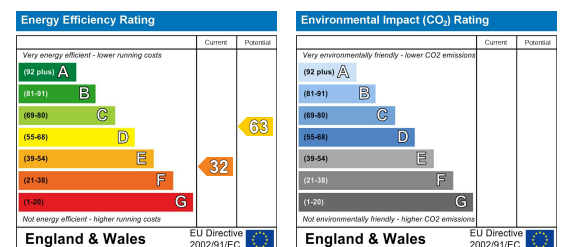
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.