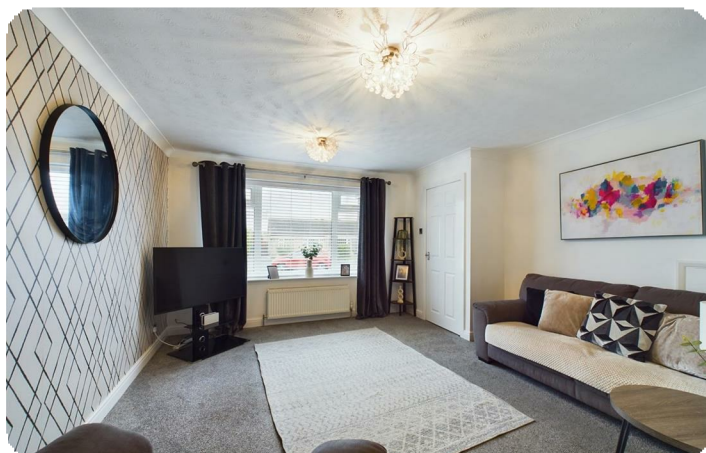




21 Amy Johnson Avenue, Bridlington, YO16 6HX

Price Guide £159,950



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An extended and modernised three bedroom mid-terraced house located in a popular residential area just off Bampton Lane. Within close proximity is a supermarket, local shops and a public house/restaurant.

The property comprises: Ground floor: lounge, dining room, modern kitchen and upvc conservatory. First floor: three bedrooms and modern bathroom. Exterior: gardens and garage. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into outer porch. Door into inner hall, central heating radiator.

Lounge:

13'1" x 12'10" (4.01m x 3.92m)

A front facing room, understairs storage cupboard, upvc double glazed window, central heating radiator and archway into the dining room.

Dining room:

15'10" x 7'2" (4.83m x 2.20m)

A rear facing room, upvc double glazed window and two central heating radiators.

Kitchen:

16'2" x 8'8" (4.95m x 2.65m)

Fitted with range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer and upvc double glazed window.

Upvc conservatory:

9'10" x 7'6" (3.00m x 2.31m)

Over looking the garden, patio doors.

First floor:

Built in storage cupboard housing gas combi boiler (fitted 2022) and loft access to a part boarded loft.

Bedroom:

13'6" x 8'3" (4.14m x 2.53m)

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

Bedroom:

9'7" x 9'3" (2.94m x 2.83m)

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

Bedroom:

7'8" x 7'7" (2.35m x 2.33m)

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

Bathroom:

6'9" x 5'2" (2.06m x 1.59m)

Comprises a modern suite, "P" shaped bath with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is an open plan garden with lawn. To the side of the property is the garage located in a compound.

Garden:

To the rear of the property is a fenced enclosed garden, block paved patio to a lawn, pebbled border, shrubs and bushes. Water point.

Notes:

Council tax band: B

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



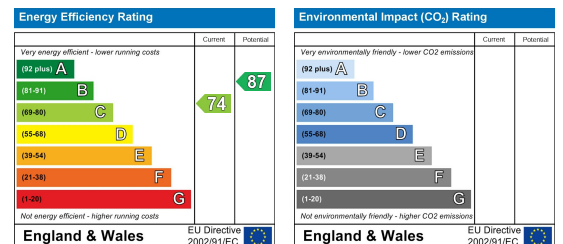
Floor Plan



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.



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