



11 Fifth Avenue, Bridlington, YO15 2LJ

Price Guide £310,000



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Welcome to this semi-detached house located on Fifth Avenue in the sought-after area of Bridlington.

This home has been extended and modernised to meet the needs of modern living while retaining its character and charm. The four bedrooms provide ample space for a growing family or visiting guests. Situated in a prime location on the "Avenues", this home is just a stone's throw away from the picturesque North Beach, cliff top walks, and Sewerby Village. With easy access to the town centre, you'll have all the amenities you will need.

The property comprises: Ground floor: spacious hall, wc, spacious lounge, sitting room, sun room, kitchen and utility. First floor: three bedrooms and modern bathroom. Second floor: a further spacious bedroom. Exterior: private parking, garage and good size sunny, west facing garden. Upvc double glazing and gas central heating.

Don't miss out on the opportunity to own this extended and modernised semi-detached house in a fantastic location.

Entrance:

Composite door into outer porch, tiled floor and upvc double glazed window. Composite door into a spacious inner hall, wood flooring and understairs storage cupboard.

Wc:

5'1" x 2'5" (1.55m x 0.74m)

Wc, wash hand basin and extractor.

Lounge:

16'1" x 12'5" (4.92m x 3.80m)

A spacious front facing room, inset electric fire, exposed feature brick wall, window seat, upvc double glazed window and column radiator.

Sitting room:

12'10" x 10'10" (3.93m x 3.31m)

A rear facing room, log burner, wood flooring, central heating radiator, double doors into sun room and archway into the kitchen.

Sun room:

9'7" x 7'8" (2.93m x 2.36m)

Upvc double glazed windows over looking the garden, wood flooring, and upvc double glazed door.

Kitchen:

9'9" x 9'4" (2.99m x 2.87m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, Worcester gas combi boiler and two upvc double glazed windows.

Utility:

8'10" x 3'4" (2.70m x 1.04m)

Plumbing for washing machine, space for a tumble dryer and upvc double glazed door onto the garden.

First floor:

A spacious landing, upvc double glazed window and staircase to second floor.

Bedroom:

16'0" x 10'11" (4.89m x 3.33m)

A spacious front facing double room, built in wardrobes, upvc double glazed bay window and central heating radiator.

Bedroom:

9'10" x 9'9" (3.02m x 2.99m)

A rear facing double room, stripped floor boards, understairs storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

7'10" x 7'4" (2.41m x 2.24m)

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

Bathroom:

9'6" x 8'0" (2.92m x 2.45m)

Comprises a modern suite, free standing bath with shower attachment, shower cubicle with plumbed in shower and feature brick wall. Wc and wash hand basin with vanity unit, part wall tiled, upvc double glazed window and column towel rail.

Second floor:

Bedroom:

15'1" x 12'3" (4.62m x 3.75m)

A rear facing double room, access to the eaves, built in storage cupboard, velux window and central heating radiator.

Exterior:

To the front of property is a private parking area.

Garden:

To the rear of the property is a good size, fenced, sunny west facing garden. Large decked patio with covered gazebo to lawn.

Garage:

Front and rear door giving access to the rear garden, 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 ID 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

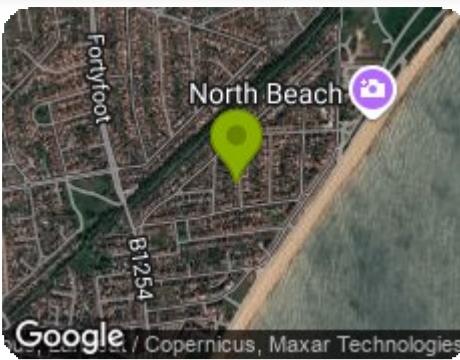
dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before 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



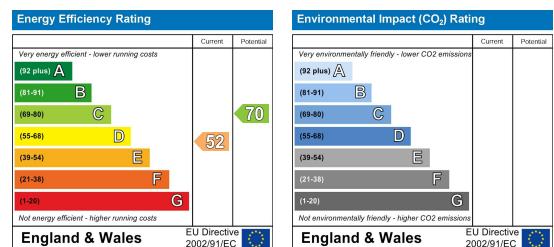
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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