



## 3 Belle Vue, Tennyson Avenue, Bridlington, YO15 2ET

Price Guide £295,000



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, Bridlington, YO15 2ET

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A spacious three story mid terraced grade II listed Georgian house retaining many period features. Situated in a central location close to town and only a short distance to the sea front/beach. The property was thought to date to 18th century and it enjoys excellent front views over Belle Vue gardens and sea view. The property is currently run as a holiday let but would also be an ideal family home.

Property comprises: ground floor: spacious entrance hall, games room, dining room, kitchen, sun room, bathroom and cellar. First floor: lounge, one double bedroom, bathroom and separate w.c. Second floor: two further double bedrooms and single bedroom. Third floor: attic bedroom and large storage area. Exterior: large garden, garage and extensive parking.

#### **Entrance:**

Door into inner lobby. Door into a spacious inner hall, central heating radiator and gas heater.

#### **Games room:**

14'2" x 13'6" (4.32m x 4.14m)

A front facing room, secondary glazed sash window, gas fire with wood surround and two central heating radiators.

#### **Dining room:**

12'9" x 12'8" (3.91m x 3.87m)

A rear facing room, two large built in storage cupboards, secondary glazed sash window, central heating radiator and gas Aga cooker with tiled surround.

#### **Cellar room one:**

27'5" x 7'1" (8.37m x 2.16m)

Power, lighting and archway into:

#### **Cellar room two:**

15'7" x 13'11" (4.77m x 4.26m)

Power and lighting.

#### **Kitchen:**

11'4" x 7'10" (3.47m x 2.40m)

Fitted with a range of base and wall units, stainless steel sink unit, stainless steel extractor and part wall tiled. Plumbing for dishwasher, space for a fridge/freezer, secondary glazed sash window, one single glazed window and pantry.

#### **Rear hall:**

Plumbing for washing machine, door onto the rear yard.

#### **Sun room:**

10'11" x 7'8" (3.35m x 2.34m)

A rear facing room, two single glazed windows and central heating radiator.

#### **Bathroom:**

7'4" x 4'9" (2.24m x 1.46m)

Comprises wc, wash and hand basin, bidet, shower cubicle with plumbed in shower, extractor, full wall tiled and central heating radiator.

#### **First floor:**

A spacious landing.

#### **Lounge:**

14'3" x 13'8" (4.35m x 4.17m)

A front facing room with sea views, gas fire with marble surround, two secondary glazed sash windows and two central heating radiators.

#### **Bedroom:**

14'4" x 12'10" (4.38m x 3.92m)

A rear facing double room, wash and hand basin, built in storage cupboard housing gas combi boiler, secondary glazed sash window and central heating radiator.

#### **Bathroom:**

11'2" x 7'8" (3.41m x 2.35m)

Comprises bath with shower attachment, shower cubicle with plumbed in shower, wc, twin wash hand basins with vanity unit and extractor. Full wall tiled, heated towel rail and two secondary glazed sash windows.

#### **Separate wc:**

4'7" x 3'4" (1.40m x 1.03m)

Wc and secondary glazed sash window.

#### **Second floor:**

Understairs storage cupboard and secondary glazed sash window.

#### **Bedroom:**

13'8" x 14'5" (4.17m x 4.40m)

A front facing double room, feature period fire place, built in storage cupboard, secondary glazed sash window and central heating radiator.

**Bedroom:**

14'4" x 12'10" (4.39m x 3.93m)

A rear facing double room, feature period fire place, built in storage cupboard, secondary glazed sash window and central heating radiator.

**Bedroom:**

9'11" x 7'0" (3.03m x 2.14m)

A front facing single room, secondary glazed sash window and central heating radiator.

**Third floor:****Attic bedroom:**

17'1" x 13'1" (5.22m x 3.99m)

A rear facing room, apex ceiling, velux window and upvc double glazed window.

**Storage room:**

8'5" x 7'1" (2.59m x 2.16m)

Large deep built in storage cupboard.

**Exterior:**

To the front of the property is a gravel driveway with ample parking for six cars. Access to garden by the drive.

**Garden:**

To the front of the property is a large enclosed established garden. Mainly lawn with well stocked borders of trees, shrubs and bushes. A timber summer

house sits at the end of the garden with a electric point fitted, and there is also a shed and green house. Flood light on entry of the garden, water point and two electric points are fitted on the boundary.

**Garage:**

Double opening doors.

**Notes:**

Council tax band D.

**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:**

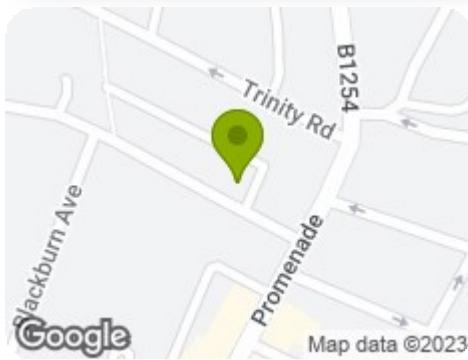
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



Ground Floor

First Floor

Second Floor

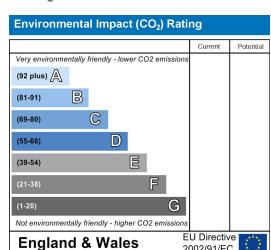
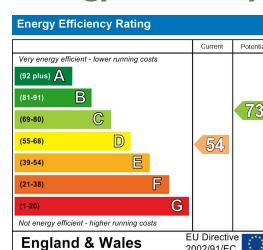
Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## 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



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