



**BELT**  
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**6 Second Avenue, Bridlington, YO15 2LL**

**Price Guide £250,000**



# 6 Second Avenue

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A well appointed three bedroom detached house situated in the prime residential location on 'The Avenues' on the north side of Bridlington. Close to the north beach, cliff top walks, sewerby village and along the promenade to the town centre. Ideal for a family or retirement.

The property comprises: Ground floor: dining room, lounge, upvc conservatory and kitchen/diner. First floor: three bedrooms, bathroom and separate wc. Exterior: private driveway with car port, garage and enclosed rear garden. Upvc double glazing and gas central heating. No ongoing chain.

## **Entrance:**

Upvc double doors into inner porch. Door into inner hall, understairs storage cupboard and central heating radiator.

## **Dining room:**

12'4" x 11'10" (3.77m x 3.62m)

A front facing room, electric fire with wood surround, upvc double glazed bay window, two central heating radiators and double doors into:

## **Lounge:**

13'10" x 11'10" (4.23m x 3.63m)

A rear facing room, gas fire with marble inset and wood surround. Central heating radiator and upvc double glazed french doors into:

## **Upvc conservatory:**

11'5" x 9'0" (3.49m x 2.76m)

Over looking the garden, patio doors.

## **Kitchen/diner:**

20'1" x 6'10" (6.14m x 2.09m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine and gas boiler. Two upvc double glazed windows, central heating radiator, upvc double glazed door into the conservatory and upvc double glazed door to the side elevation.

## **First floor:**

Upvc double glazed window and central heating radiator.

## **Bedroom:**

12'4" x 12'0" (3.78m x 3.66m)

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

## **Bedroom:**

13'10" x 12'0" (4.24m x 3.66m)

A rear facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

## **Bedroom:**

7'2" x 6'11" (2.20m x 2.13m)

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

## **Bathroom:**

7'11" x 6'10" (2.42m x 2.10m)

Comprises bath with electric shower over, wash hand

basin, built in storage cupboards, part wall tiled, upvc double glazed window and column radiator.

### **Wc:**

Wc, part wall tiled and upvc double glazed window.

### **Exterior:**

To the front of the property is a low maintenance walled garden. Mainly pebbled with borders of shrubs and bushes. To the side elevation is a private driveway for parking leading to a car port and garage.

### **Garden:**

To the rear of the property is a fenced enclosed garden. Paved patio areas, lawn with borders of shrubs and bushes.

### **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:**

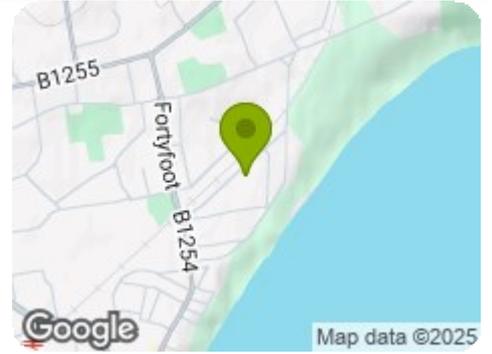
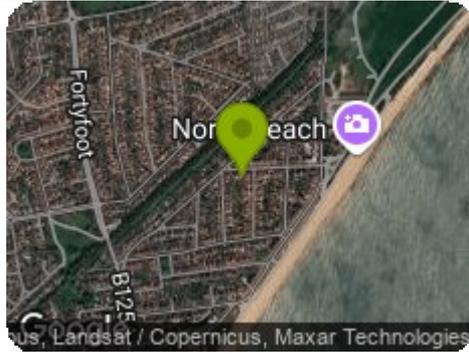
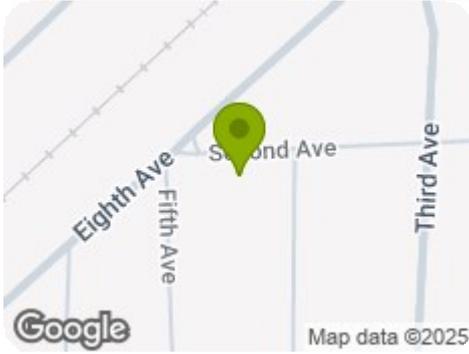
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



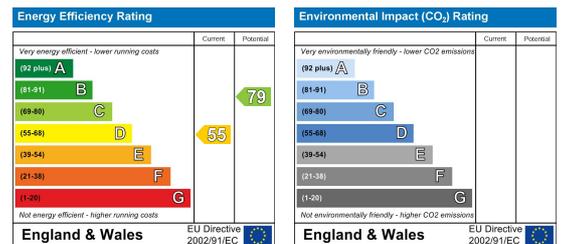
## Floor Plan



## 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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