BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk



43 Avocet Way, Bridlington, YO15 3NT

Price Guide £195,000

2 | 1 | 1 | B





The Property Ombudsman

naea | propertymark PROTECTED

43 Avocet Way

Bridlington, YO15 3NT

Price Guide £195,000





Welcome to Avocet Way in the coastal town of Bridlington.
This semi-detached bungalow features a kitchen, well-appointed reception room, conservatory over looking the garden, two inviting bedrooms, and a modern bathroom, making it an ideal choice for those looking to downsize without compromising on space.
The property boasts solar panels, contributing to energy efficiency and reducing utility costs.
The location of this bungalow is particularly advantageous. It is situated near Belvedere Golf Course, perfect for golf enthusiasts, and is just a short stroll from the beautiful south beach, where you can enjoy leisurely walks. For those who appreciate the convenience of transport, the main roads to Beverley and Hull are easily accessible, and a regular bus route nearby provides straightforward connections to the town centre and seafront.
Do not miss the chance to make this lovely home your own.

Entrance:

Upvc double glazed door into inner porch, tiled floor. Door into inner hall, built in storage cupboard and central heating radiator.

Kitchen:

10'10" x 8'5" (3.32m x 2.59m)
Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, part wall tiled, integrated fridge, gas combi boiler, upvc double glazed window and central heating radiator.

Lounge/diner:

18'7" x 10'1" (5.67m x 3.09m)
A spacious front facing room, electric fire in a modern surround, upvc double glazed window and central heating radiator.

Bedroom:

13'2" x 10'0" (4.02m x 3.07m)
A rear facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

8'6" x 8'5" (2.60m x 2.58m)
A rear facing single room, built in wardrobes, central heating radiator and upvc double glazed french doors into the conservatory.

Upvc conservatory:

13'8" x 8'7" (4.19m x 2.64m)
Over looking the garden, central heating radiator and upvc double glazed patio doors.

Bathroom:

6'7" x 5'2" (2.02m x 1.60m)
Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall tiled, shower panelling, floor tiled, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

Exterior:
To the front of the property is a open plan pebbled garden with shrubs and bushes.
To the side elevation is a private driveway with ample parking leading to the garage.

Garden:
To the rear of the property is a fenced garden, paved patio to lawn, raised border and a timber built shed.

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.

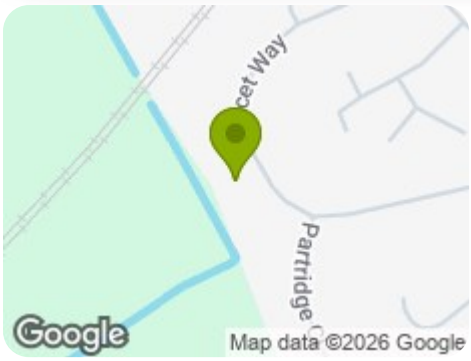
General Notes:
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that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

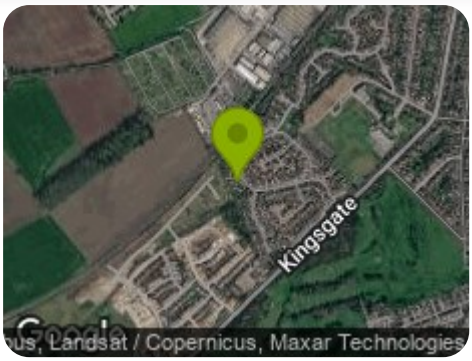






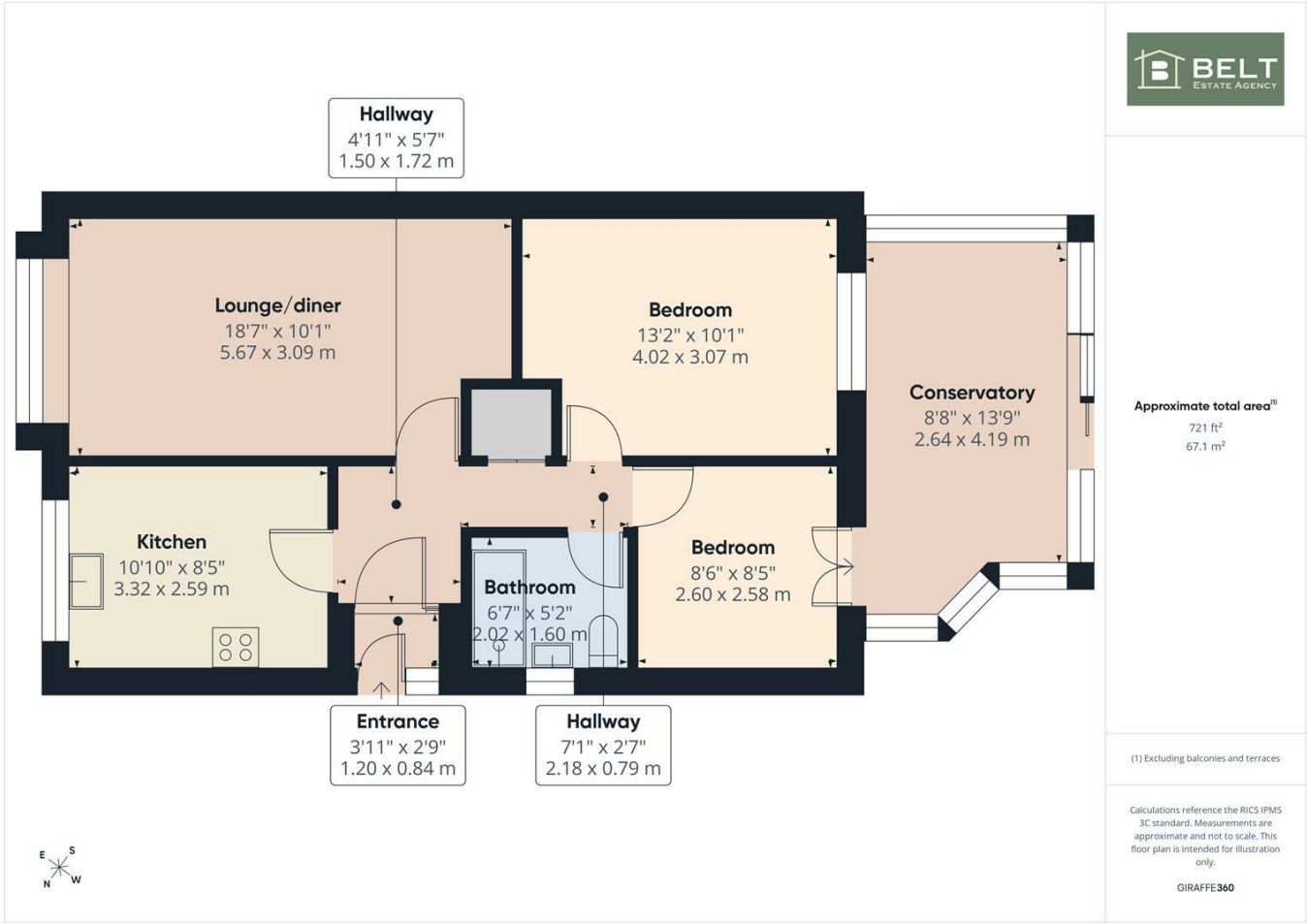
Road Map | Hybrid Map | Terrain Map







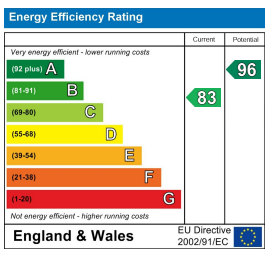
Floor Plan

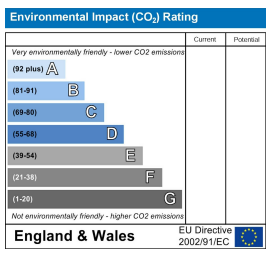


Viewing

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