



**BELT**  
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**65a Amy Johnson Avenue, Bridlington, YO16 6HX**

**Price Guide £74,000**



# 65a Amy Johnson Avenue

, Bridlington, YO16 6HX

## Price Guide £74,000



A two bedroom first floor flat located in a popular residential area just off Bempton Lane within close proximity there are primary and secondary schools, a supermarket, local shops, post office and a public house & restaurant. The flat is located close to a regular bus route with links to the town centre.

The property comprises: lounge/diner, kitchen, two double bedrooms and bathroom. Exterior: front garden and garage. Upvc double glazing and gas central heating.  
CASH BUYER ONLY

### Entrance:

Upvc double glazed door into inner lobby. Staircase to first floor, built in storage cupboard.

### Lounge:

14'4" x 10'11" (4.38m x 3.35m )

A front facing room, modern electric fire and surround, upvc double glazed window and central heating radiator.

### Kitchen:

9'0" x 7'11" (2.76m x 2.42m )

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Plumbing for washing machine, gas combi boiler, part wall tiled, upvc double glazed window and central heating radiator.

### Bedroom One:

10'5" min x 10'1" (3.20m min x 3.08m )

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

### Bedroom Two:

10'2" x 8'6" (3.10m x 2.60m )

A rear facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

### Bathroom:

6'4" x 5'5" (1.95m x 1.66m)

Comprises, bath, wc and wash hand basin. Full wall tiled, stainless steel sink ladder radiator and upvc double glazed window.

### Exterior:

To the front of the property is a open plan garden with lawn and brick garage.

### Notes:

Council tax band A.

The property is leasehold.

Ground rent £400.00 per annum.

CASH BUYER ONLY

### 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.

## Floor Plan

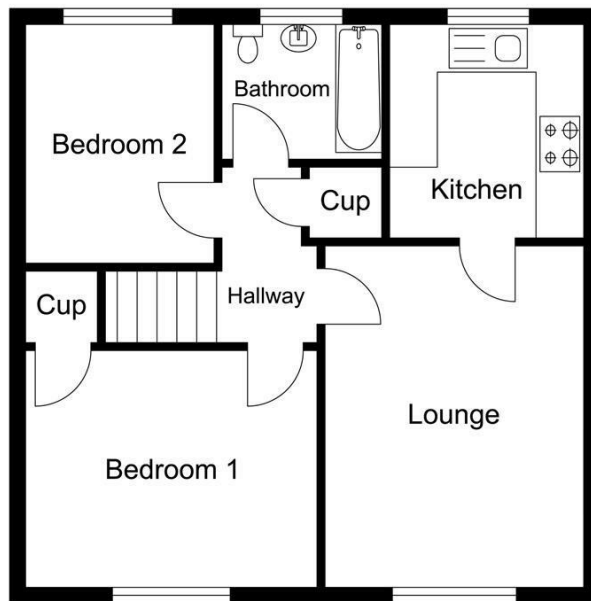
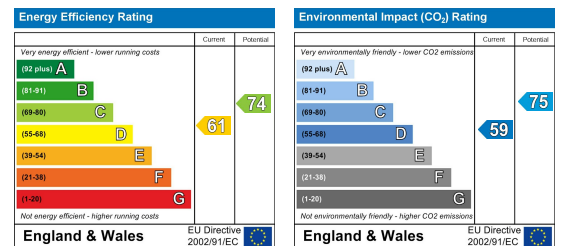


Illustration for identification purposes only, measurements are approximate, not to scale.

## 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



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.