



**19 Sandsacre Avenue, Bridlington, YO16 6UW**

**Price Guide £230,000**



# 19 Sandsacre Avenue

Bridlington, YO16 6UW

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Welcome to Sandsacre Avenue in the coastal town of Bridlington. This detached bungalow presents an excellent opportunity for those looking to downsize or create their dream home.

The property features a spacious reception room, kitchen, sun room, two comfortable bedrooms, and a well-appointed bathroom, providing ample space for relaxation and everyday living.

This bungalow offers a blank canvas, allowing you to infuse your personal style and preferences into the space.

Situated just off Sewerby Road, in a prime location. Residents will appreciate the close proximity to local shops and restaurants, providing easy access to everyday amenities. For those who enjoy the outdoors, the North Beach and the picturesque village of Sewerby are just a stone's throw away, along with scenic cliff-top walks that offer breathtaking views of the coastline.

Whether you are looking to settle down or seeking a peaceful retreat, this property is sure to meet your needs. Don't miss the chance to make this lovely bungalow your own.

### Entrance:

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

### Lounge/diner:

21'3" x 11'10" (6.50m x 3.62m)

A spacious double aspect room, gas fire with a wood surround, two upvc double glazed windows, central

heating radiator and upvc double glazed patio doors onto the rear garden.

### Kitchen:

13'7" x 9'3" (4.15m x 2.84m)

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

### Sun room:

10'5" x 6'7" (3.18m x 2.01m)

Over looking the garden, upvc double glazed windows and upvc double glazed patio doors.

### Bedroom:

11'8" x 9'11" (3.58m x 3.04m)

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

### Bedroom:

11'7" x 8'2" (3.54m x 2.49m)

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

### Bathroom:

8'3" x 7'9" (2.52m x 2.37m)

Comprises corner bath with shower attachment, shower

cubicle with electric shower, wc and wash hand basin. Full wall tiled, two upvc double glazed windows and central heating radiator.

#### **Exterior:**

To the front of the property is a walled garden with lawn with borders of 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 private fenced garden. Paved patio area to lawn, borders of shrubs and bushes. Greenhouse, shed and water point.

#### **Garage:**

Brick built garage, up and over door.

#### **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



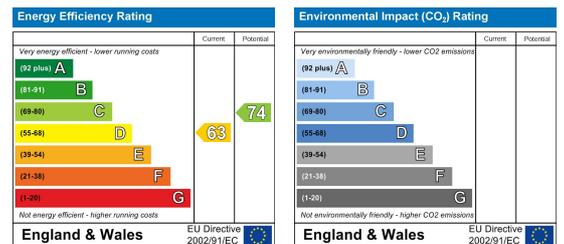
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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