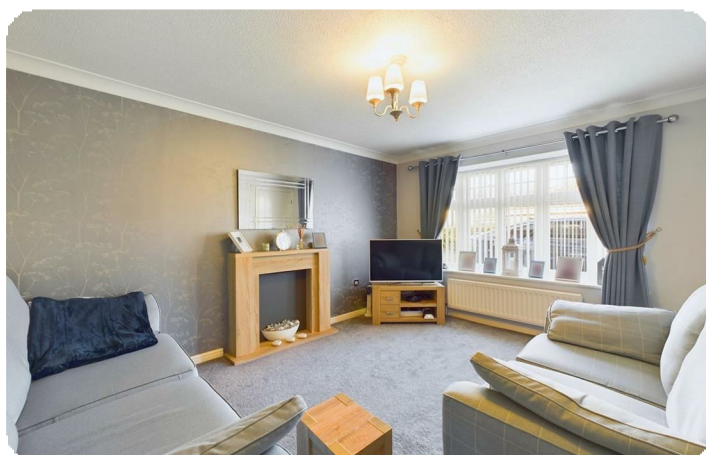




**28 Longleat Avenue, Bridlington, YO16 6GE**

**Price Guide £259,900**





# 28 Longleat Avenue

Bridlington, YO16 6GE

## Price Guide £259,900



Welcome to Longleat Avenue, Bridlington, a modern three bedroom detached house.

Built in 2003, the property features a thoughtfull designed layout that caters to modern living.

The heart of the home is undoubtedly the rear open plan kitchen, dining, and living area, which creates a welcoming space for family gatherings and entertaining guests. This design not only enhances the flow of the home but also allows for an abundance of natural light to fill the space, making it feel even more inviting.

Situated in a prime residential development just off Martongate, this property is conveniently located near a variety of local amenities. Close proximity to supermarkets, schools, restaurants, a public house, and a library, ensuring that all daily needs are easily met. Additionally, regular bus routes provide excellent transport links.

The property comprises: Ground floor: wc, lounge, open plan kitchen/dining/living. First floor: three bedrooms, one en-suite and bathroom. Exterior: private driveway, ample parking, garage and rear garden.

Combining modern living with a prime location don't miss the opportunity to make this wonderful property your own.

### Entrance:

6'8" x 6'5" (2.04m x 1.98m)

Composite door into inner hall, central heating radiator.

### Wc:

5'9" x 2'9" (1.76m x 0.85m)

Wc, wash hand basin with vanity unit, part wall tiled, upvc double glazed window and ladder radiator.

### Lounge:

13'8" x 10'10" (4.19m x 3.31m)

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

### Open plan kitchen/dining/living:

### Kitchen/diner:

21'1" x 8'0" (6.45m x 2.45m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, understairs storage cupboard, plumbing for washing machine, gas boiler, upvc double glazed window, central heating radiator and composite door to the side elevation.

### Dining room:

Central heating radiator and archway into:

### Upvc conservatory:

12'4" x 8'9" (3.78m x 2.68m)

Over looking the garden, central heating radiator and upvc double glazed french doors.

### First floor:

6'5" x 2'10" (1.96m x 0.88)

Access to the loft space.

### Bedroom:

11'10" x 10'11" (3.63m x 3.35m)

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

### En-suite:

7'8" x 6'3" (2.34m x 1.93m )

Comprises a modern suite, large shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, built in storage cupboard housing hot water store, shaver socket, upvc double glazed window and central heating radiator.

### Bedroom:

9'10" x 8'7" (3.00m x 2.63m)

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

### Bedroom:

9'9" x 6'7" (2.98m x 2.01m)

A rear facing single room, upvc double glazed window and central heating radiator.

### Bathroom:

7'3" x 6'2" (2.21m x 1.90m)

Comprises modern suite, "L" shaped bath with plumbed shower over, wc and wash hand basin. Fully wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

### Exterior:

To the front of the property is a pebbled parking area.

To the side elevation is a private driveway leading to the garage.

### Garden:

To the rear of the property is a fenced garden, paved patio to lawn.

### Garage:

Up and over door, power and lighting.

### 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:

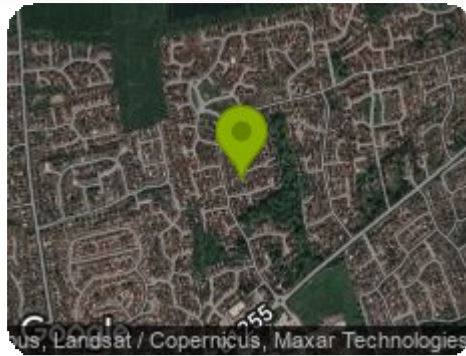
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



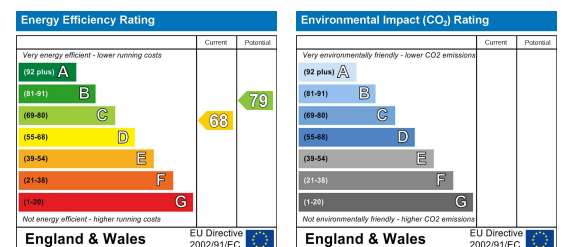
## Floor Plan



## 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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