



25 Third Avenue, Bridlington, YO15 2LZ

Price Guide £249,950



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A well appointed three bedroom semi-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.

The property comprises: Ground floor: wc, lounge, dining room and kitchen. First floor: three bedrooms and bathroom. Exterior: private driveway for parking, good size rear garden and garage. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double doors into inner porch. Door into inner hall, upvc double glazed window and central heating radiator.

Dining room:

12'9" x 11'11" (3.91m x 3.65m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window, central heating radiator and double doors into:

Lounge:

16'6" x 11'6" (5.04m x 3.52m)

A rear facing room, gas fire with marble inset and wood surround. Central heating radiator and upvc double glazed patio door onto the garden.

Kitchen:

17'5" x 7'8" (5.31m x 2.35m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine,

two upvc double glazed windows, central heating radiator, upvc double glazed door onto the rear garden and upvc double glazed door to the side elevation.

Wc:

7'11" x 2'7" (2.43m x 0.79m)

Wc, wash hand basin, extractor and part wall tiled.

First floor:

Upvc double glazed window.

Bedroom:

16'6" x 10'8" (5.03m x 3.27m)

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

Bedroom:

12'11" x 10'4" (3.94m x 3.16m)

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

Bedroom:

7'10" x 7'3" (2.40m x 2.22m)

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

Bathroom:

9'7" x 7'9" (2.93m x 2.38m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Built in storage cupboard housing gas combi boiler, part wall tiled,

extractor, two upvc double glazed windows and central heating radiator.

Exterior:

To the front of the property is a walled garden area with lawn and borders of shrubs and bushes.

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

Garden:

To the rear of the property is a good size south facing enclosed garden. Block paved patio, lawn, borders of pebbles, shrubs and bushes. Timber built summer house and upvc sun room.

Garage:

Electric roller door, power and lighting.

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:

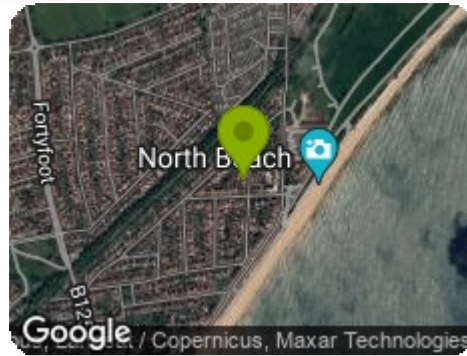
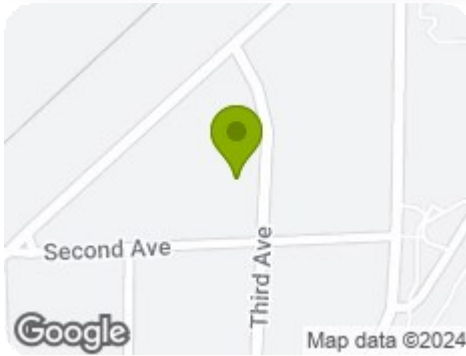
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



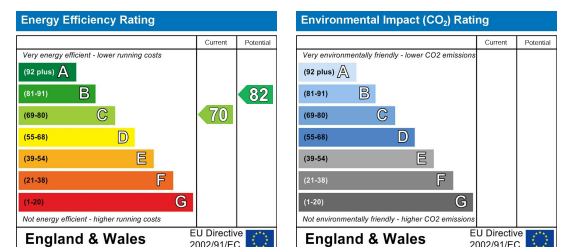
Floor Plan



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.