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1 Clarence Avenue, Bridlington, YO15 3DW

Price Guide £220,000



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PROTECTED

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A spacious five bedroom Victorian semi-detached house retaining many of its original features. Situated on the south side of Bridlington within approx 500 yds of the harbour and south foreshore.

The property comprises: Ground floor: dining room, snug, kitchen and upvc conservatory. First floor: two double bedrooms, wc and bathroom. Second floor: three further double bedrooms. Exterior: well established rear garden and garage. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner porch fitted 2023. Door into inner lobby, door into a spacious inner hall, period Victorian terrazzo tiled flooring and understairs pantry.

Dining room:

12'4" x 11'10" (3.77m x 3.63m)

A front facing room, marble fireplace, laminate floor throughout, upvc double glazed bay window and cast iron central heating radiator.

Snug:

12'7" x 9'1" (3.84m x 2.79m)

A rear facing room, antique cast iron Victorian kitchen cooking range fireplace, upvc double glazed window and cast iron central heating radiator.

Kitchen:

13'6" x 9'9" (4.12m x 2.98m)

Fitted with a range of oak base and wall units, white cast iron sink unit, electric ceramic hob, coal rayburn royal, part wall tiled, 9kg washing machine fitted 2023 and kenwood frost free fridge/freezer fitted 2023. Upvc double glazed window, cast iron central heating radiator and upvc double glazed door to the side elevation.

Upvc conservatory:

12'5" x 9'9" (3.80m x 2.99m)

Overlooking the lovely mature garden with upvc double glazed french doors out.

First floor:

Central heating radiator.

Bedroom:

16'3" x 12'1" (4.96m x 3.70m)

A spacious front facing double room, period fireplace, shanks wash hand basin, upvc double glazed bay window and cast iron central heating radiator.

Bedroom:

12'8" x 9'2" (3.88m x 2.81m)

A rear facing double room, fitted cupboard, shanks wash hand basin, upvc double glazed window and central heating radiator.

Wc:

3'10" x 3'9" (1.18m x 1.16m)

Wc fitted 2022, full wall tiled and upvc double glazed window.

Bathroom:

9'6" x 7'6" (2.90m x 2.31m)

Comprises of Victoria cast iron free standing bath, large shower cubicle with plumbed in power shower and shanks wash hand basin. Full wall tiled, built in storage cupboard housing gas boiler, upvc double glazed window and cast iron radiator.

Second floor:

Upvc double glazed window and access to boarded loft space with power and lighting.

Bedroom:

15'1" x 12'2" (4.60m x 3.71m)

A spacious front facing double room, period fireplace, built in storage cupboard, upvc double glazed window and heating radiator.

Bedroom:

12'7" x 9'2" (3.84m x 2.80m)

A rear facing double room with lovely view over the established garden, built in storage cupboard, dormer upvc double glazed window and central heating radiator.

Bedroom:

9'11" x 8'5" (3.03m x 2.57m)

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

Exterior:

To the front of the property is a walled garden area. Gated side access to rear garden. Vehicle access to the garage is located at the rear, access from Fairfield Road.

Garden:

To the rear of the property is a well established mature good size wall garden. Six foot wall enclosed secure garden. Block paved patio area to lawn with borders of bushes and flowers. two pathways leading down the garden. Insulated rubber pond with electric pump. Newly painted timber built summer house. Raised flower bed, palm tree plus a variety of trees and herb garden.

Garage:

A brick built garage with wooden door. 24/7 vehicle access from garage down private lane to Fairfield Road. Paved area leading to garage.

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



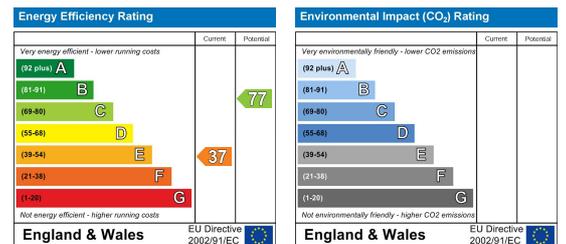
Floor Plan



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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