



**10 Westmoreland Avenue, Bridlington, YO15 2QG**

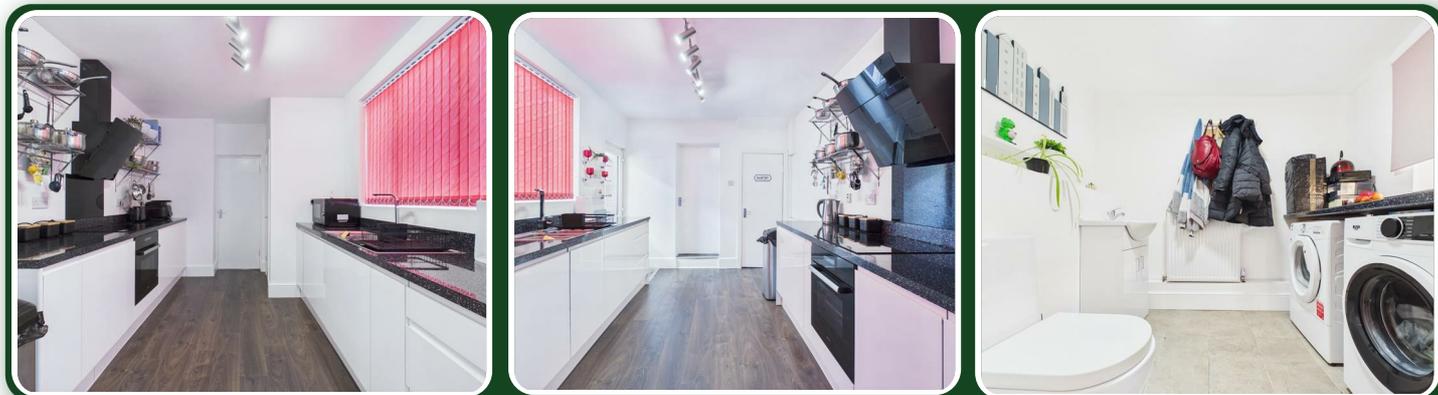
**Price Guide £164,950**



# 10 Westmoreland Avenue

Bridlington, YO15 2QG

## Price Guide £164,950



Welcome to the cul-de-sac of Westmoreland Avenue, Bridlington, a mid-terrace house.

The property has been meticulously renovated to a high standard by the current owner, ensuring that it meets the needs of contemporary family living.

This spacious family home features two inviting reception rooms, providing ample space for relaxation and entertaining.

The four well-proportioned bedrooms offer plenty of room for family members or guests, while the spacious modern bathroom is conveniently located.

Situated just off the Promenade and in close proximity to Leisure World, making it an ideal spot for families. The nearby North beach and local town shops add to the appeal, offering a variety of leisure and shopping options within easy reach.

This property must be viewed to fully appreciate the quality of the renovations and the generous living space it provides. Whether you are looking for a family home or a seaside retreat, this residence on Westmoreland Avenue is sure to impress. Don't miss the opportunity to make this house your new home.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator.

### Lounge:

12'2" x 11'8" (3.72m x 3.57m)

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

### Dining room:

12'5" x 11'10" (3.80m x 3.62m)

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

### Kitchen:

14'8" x 8'11" (4.48m x 2.72m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven, induction hob with extractor over. Integrated fridge and dishwasher, pantry, built in storage cupboard housing gas combi boiler, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear yard.

### Cloakroom/utility:

7'4" x 6'2" (2.25m x 1.90m)

Wc, wash hand basin with vanity unit, plumbing for washing machine, space for a tumble dryer, tiled floor, upvc double glazed window and central heating radiator.

### First floor:

Central heating radiator.

### Bedroom:

16'0" x 11'8" (4.90m x 3.57m)

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

### Bedroom:

11'7" x 9'10" (3.55m x 3.02m)

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

### **Bathroom:**

12'5" x 9'2" (3.79m x 2.80)

A spacious room comprising a modern suite, bath, shower cubicle with electric shower, wc and wash hand basin. Deep built in storage cupboard, part wall tiled, two upvc double glazed windows and chrome ladder radiator.

### **Second floor:**

#### **Bedroom:**

15'0" x 11'8" (4.58m x 3.58m)

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

#### **Bedroom:**

11'8" x 8'10" (3.57m x 2.70m)

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

### **Exterior:**

To the rear of the property is an enclosed yard.

### **Notes:**

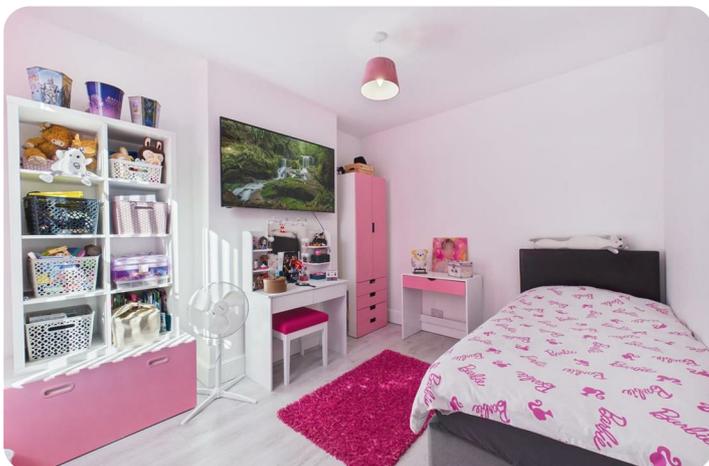
Council tax band A

### **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



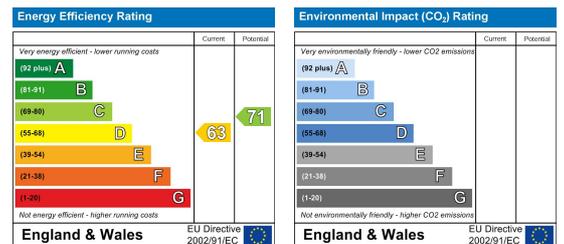
## Floor Plan



## 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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