



BELT
ESTATE AGENCY

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1 Second Avenue, Bridlington, YO15 2LL

Price Guide £199,950



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PROTECTED

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A well appointed semi-detached bungalow situated in this prime sought after location of the 'Avenues' approximately 250 yards from the sea front and convenient access into the town centre. The property has been run as exclusive holiday let but would also be ideal as a permanent residence.

Comprises: entrance hall, lounge/diner, kitchen, conservatory, two double bedrooms and two bathrooms. The property has low maintenance grounds with extensive block paving and car parking plus small enclosed patio area. One garage (accessible from Eighth Avenue). Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed door into inner hall, three upvc double glazed windows, gas combi boiler and central heating radiator.

Lounge/diner:

15'10" x 12'3" (4.85m x 3.75m)

A front facing room, fireplace with tiled inset and marble surround. Upvc double glazed bay window and central heating radiator.

Kitchen:

11'10" x 7'5" (3.61m x 2.28m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, central heating radiator and plumbing for dishwasher and washing machine.

Sun room:

13'7" x 11'10" (4.15m x 3.62m)

Upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the outer patio area.

Bedroom:

13'8" x 11'10" (4.18m x 3.62m)

A side facing double room, built in wardrobes and cupboards. Upvc double glazed bay window and central heating radiator.

Bedroom:

12'1" x 11'10" (3.69m x 3.63m)

A side facing double room, three upvc double glazed windows and central heating radiator.

Bathroom:

8'5" x 4'10" (2.59m x 1.48m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled, extractor and chrome ladder radiator.

Bathroom:

8'7" x 4'7" (2.62m x 1.41m)

Comprises bath with electric shower over, wc, wash hand basin, full wall tiled, extractor and chrome ladder radiator.

Exterior:

To the front and side of the property is a private

driveway with ample parking and rear patio with artificial grass.

Garage:

Accessible from Eighth Avenue, up and over door.

Notes:

Council tax band:

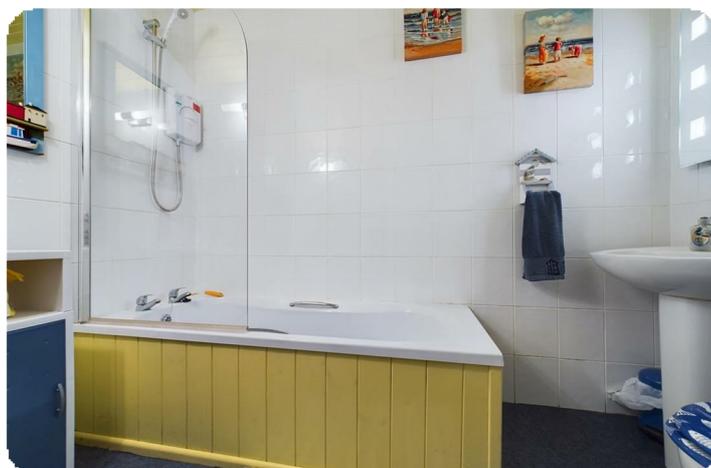
Purchase procedure

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

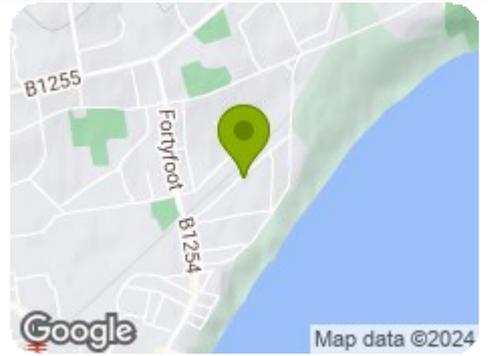
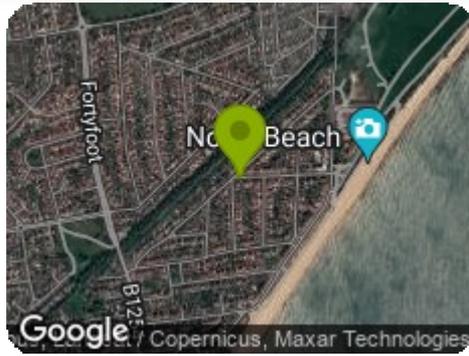
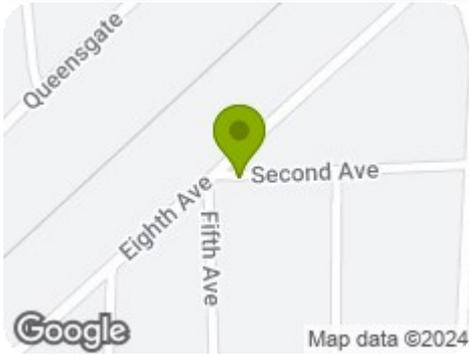
that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. 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



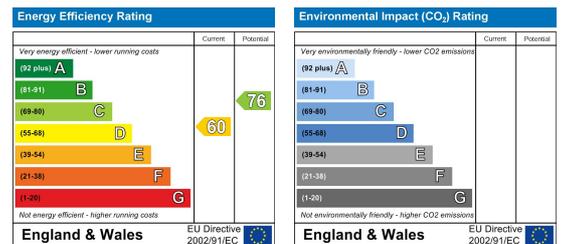
Floor Plan



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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