



66 Station Avenue, Bridlington, YO16 4LZ

Price Guide £189,950



66 Station Avenue

Bridlington, YO16 4LZ

Price Guide £189,950



A well appointed and well maintained two bedroom semi-detached bungalow situated in a convenient location opposite the town hall gardens. Close to railway station, health centre, supermarkets, local shops, bus routes and access into the town centre.

The property comprises: modern kitchen, spacious lounge/diner, conservatory, two double bedrooms and modern bathroom. Exterior: private driveway with ample parking, garage and low maintenance gardens. Upvc double glazing and gas central heating.

Entrance:

Door into inner hall, built in storage cupboard and central heating radiator.

Kitchen:

11'2" x 6'5" (3.42m x 1.98m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Gas combi boiler, upvc double glazed windows and central heating radiator.

Lounge/diner:

18'0" x 11'2" (5.49m x 3.41m)

A spacious rear facing room, electric fire, central heating radiator and upvc double glazed patio doors into the conservatory.

Conservatory:

8'11" x 8'1" (2.73m x 2.48m)

Over looking the garden.

Bedroom:

13'1" x 8'9" (4.01m x 2.67m)

A front facing double room, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Bedroom:

10'0" x 9'0" (3.06m x 2.76m)

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

Bathroom:

7'9" x 5'6" (2.37m x 1.69m)

Comprises a modern suite, walk in shower with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property are attractive wrought iron railings, enclosed paved garden area. To the side of the property is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a low maintenance private garden. Paved, decked patio and pebbled borders.

Garage:

Up and over door, power, lighting and utility area with plumbing for washing machine.

Notes:

Council tax band: B

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.



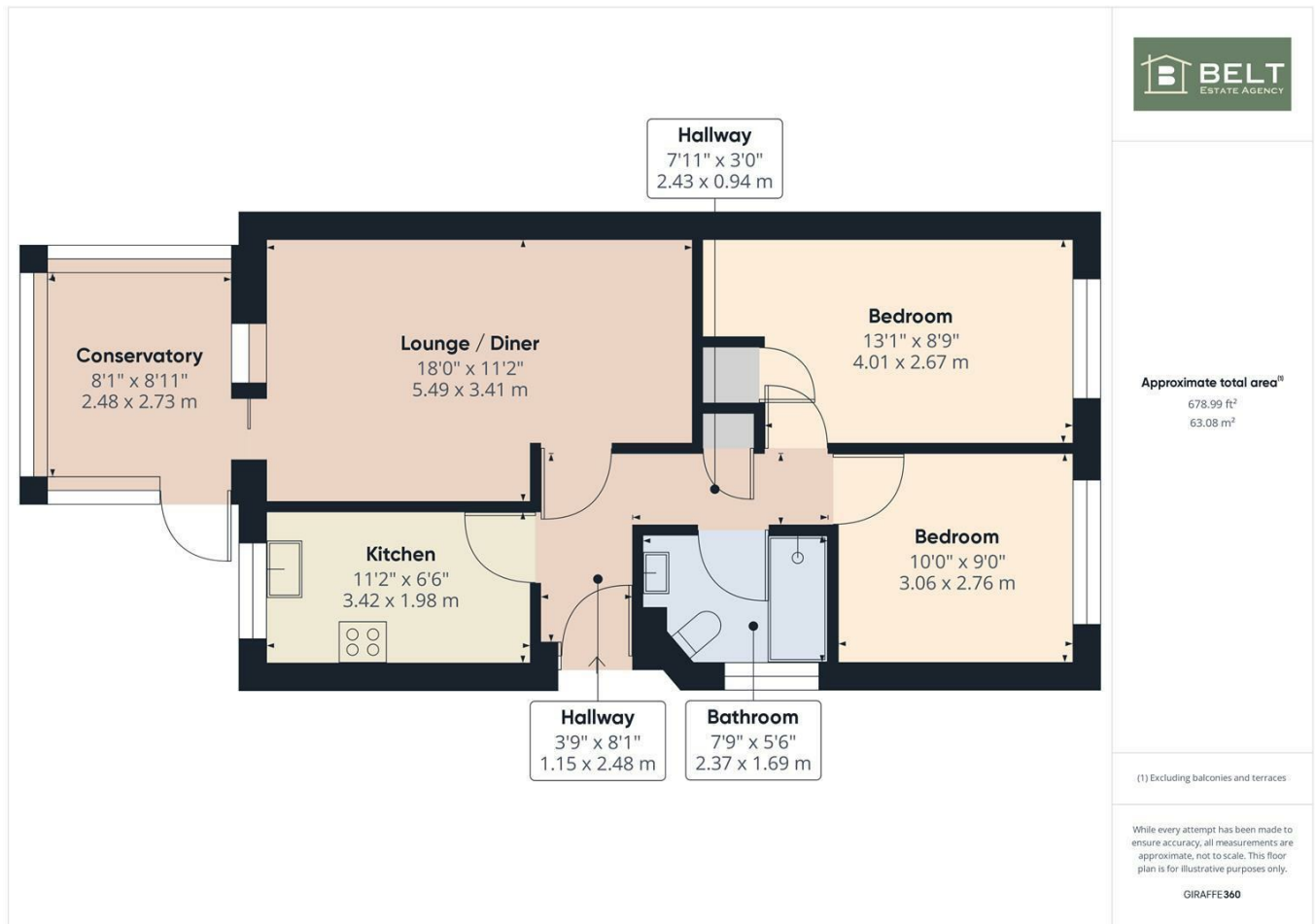
Road Map

Hybrid Map

Terrain Map



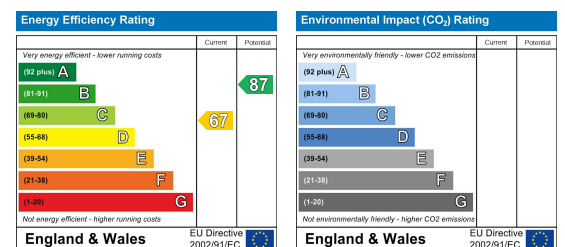
Floor Plan



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.



www.beltsestateagents.co.uk

