



45 Elma Avenue, Bridlington, YO16 4NX

Price Guide £269,950



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A three bedroom detached bungalow which has been extensively modernised by the current owners with stunning open plan living to the rear of the property. Situated just off Midway Avenue, in a most convenient location for town, local shops, railway station, health centre and schools.

The property comprises: Ground floor: lounge, utility, open plan kitchen/dining/living, one double bedroom and modern bathroom. First floor: two further double bedrooms and modern bathroom. Exterior: private driveway for parking, south facing rear garden and garage. Upvc double glazing and gas central heating.

Entrance:

Composite door into spacious inner hall, understairs storage cupboard and two central heating radiators.

Lounge:

12'0" x 11'1" (3.67m x 3.40m)

A front facing room, gas fire in a modern surround, upvc double glazed bay window and central heating radiator.

Open plan kitchen/dining/living:

Kitchen/dining area:

16'9" x 8'8" & 10'11" x 10'6" (5.12m x 2.65m & 3.34m x 3.22m)

Fitted with a range of modern base and wall units, breakfast bar, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, space for fridge/freezer, two upvc double glazed windows, two central heating radiators and upvc double glazed french doors onto the rear garden. Archway into:

Living area:

10'11" x 11'1" (3.35m x 3.39m)

A rear facing room, gas fire with tiled inset and wood surround.

Utility:

6'1" x 4'8" (1.86m x 1.43m)

Gas combi boiler, shelving, plumbing for washing machine and upvc double glazed window.

Bedroom:

10'11" x 10'10" (3.34m x 3.31m)

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

Bathroom:

7'5" x 6'0" (2.28m x 1.83m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, two upvc double glazed windows and central heating radiator.

First floor:

Bedroom:

15'5" x 9'2" (4.70m x 2.80m)

A spacious double aspect room, fitted wardrobes, two upvc double glazed windows and central heating radiator.

Bedroom:

14'7" x 8'2" (4.47m x 2.50m)

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

Bathroom:

8'0" x 5'5" (2.45m x 1.66m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Built in storage cupboard, velux window and central heating radiator.

Exterior:

To the front of the property is a walled garden area. To the side of the property is a private driveway leading to the garage.

Garden:

To the rear of the property is a private, south facing fenced enclosed garden. Paved patio area to lawn with borders of shrubs and bushes. Water point.

Garage:

Brick built garage with power, lighting and electric roller door.

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



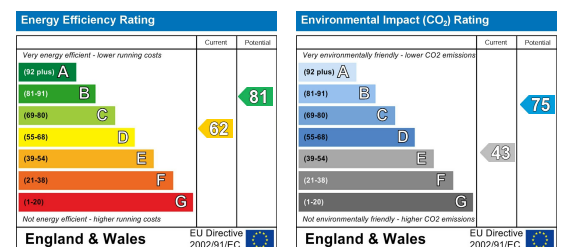
Floor Plan



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.