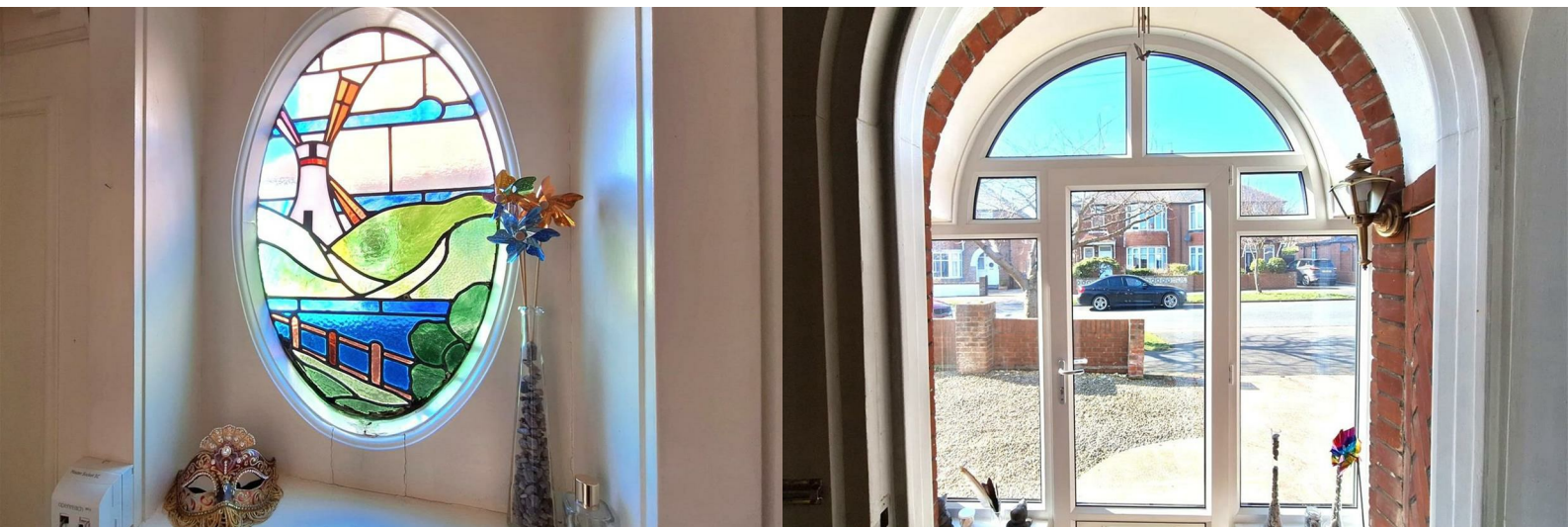




18 Fifth Avenue
, YO15 2LJ

Price Guide £295,000



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This lovely three bedroom, extended detached home offers a wealth of charm and character, retaining some stunning original features whilst also having a useful studio office in the garden. Perfect for someone looking for a home office or gym. The property is located in a very sought after area of Bridlington, just a short distance from the north beach and promenade. Internally the property offers a welcoming entrance hall, ground floor WC, sitting room, extended dining room with snug area to the rear, fitted kitchen overlooking the rear garden and a utility. The first floor offers three bedrooms with a separate bathroom and additional washroom. The loft space is a fantastic size with skylight window and fully boarded. Externally the property benefits from off-street parking to the front with driveway, shed and a low maintenance rear garden with decked area. Offered with no onward chain this property is one not to be missed!

- THREE BEDROOM EXTENDED DETACHED HOME
- UTILITY ROOM AND GROUND FLOOR WC
- OFF-STREET PARKING
- PURPOSE BUILT GARDEN ROOM, IDEAL AS A STUDIO OR HOME OFFICE
- FAMILY BATHROOM WITH ADDITIONAL WASHROOM TO THE FIRST FLOOR
- SOME LOVELY PERIOD FEATURES RETAINED THROUGHOUT
- TWO RECEPTION ROOMS WITH EXTENDED SNUG AREA
- GREAT LOCATION, NOT FAR FROM NORTH BEACH
- NO CHAIN

Entrance Porch

3'2 x 5'9 (0.97m x 1.75m)

Useful space with UPVC door to the front and glazed arched door to the inner hall.

Inner Hall

15'11 x 6'10 (4.85m x 2.08m)

With original stained glass feature window to the side aspect, radiator, telephone point, Delph rack and panelling to walls.

WC

Low level WC understairs with extractor fan.

Sitting Room

15'10 x 12'2 (4.83m x 3.71m)

A lovely room with UPVC bay window to the front aspect, radiator, TV point, coving to ceiling, ornate ceiling rose, picture rail, deep set skirtings and gas living flame fire with marble hearth and wood surround

Dining room / Snug

13'10 x 12'4 + 7'2 x 9'8 (3.96m'3.05m x 3.66m'1.22m + 2.13m'0.61m x 2.74m'2.)

Extended room with Velux window and glazed door to the garden. Gas fire with marble hearth and wood surround, radiator, coving, ornate ceiling rose, deep set skirtings and picture rail.

Kitchen

10'5 x 9'3 (3.18m x 2.82m)

Fitted with a range of wall and base units with sink and drainer unit, built in gas hob, gas oven, part tiled walls, space for fridge and space for tumble dryer. UPVC window overlooking the rear garden.

Utility

6'6 x 7'4 (1.98m x 2.24m)

With UPVC window and door to the side aspect, storage cupboards and recently installed gas boiler.

First Floor Landing

15'3 x 5'4 (4.65m x 1.63m)

A lovely window over the stairs, loft access which is boarded with a skylight window. Doors to the bedrooms, bathroom and washroom.

Bedroom One

16'3 x 11'3 (4.95m x 3.43m)

A lovely sized room with UPVC bay window to the front aspect, radiator, picture rail and fitted wardrobes.

Bedroom Two

13'10 x 9'5 (4.22m x 2.87m)

Another great sized room with radiator, picture rail, UPVC window to the rear and fitted wardrobes.

Bedroom Three

10'8 x 7'11 (3.25m x 2.41m)

With UPVC window to the front aspect, picture rail and radiator.

Washroom

5'11 x 5'4 (1.80m x 1.63m)

With two UPVC windows to the side aspect, low level WC, vanity wash basin, heated towel rail and part tiled walls. Storage cupboards.

Bathroom

8'6 x 6'5 (2.59m x 1.96m)

Low level WC, bath with power shower over, pedestal hand wash basin, radiator, fully tiled floor and walls and UPVC opaque window to the rear aspect.

Exterior

The front of the property is walled with a gravelled parking area and a driveway. There is a shed and storage unit to the rear garden. The rear garden is landscaped with gravel, stepping stones, flowers and a lovely decked area. Enclosed by fencing.

Garden Room

A purpose built garden room with light, power and wood effect flooring. Double glazed doors. Approx 14ft x 8ft

Services

Mains connected to water, drainage, electric and gas.

Bridlington

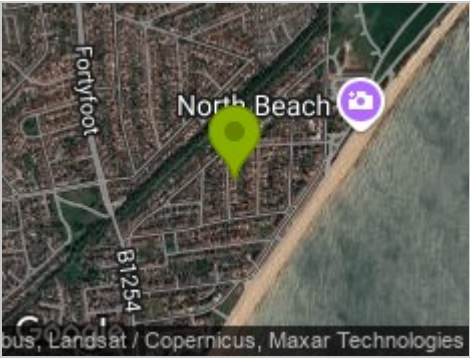
Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.



Road Map



Hybrid Map



Terrain Map



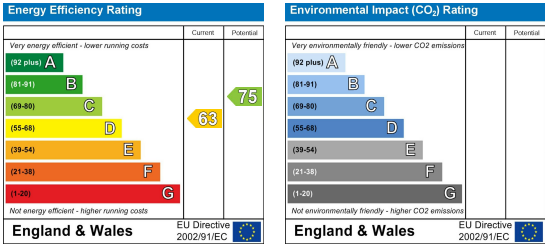
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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