

## 11 HORSFORTH AVENUE BRIDLINGTON



**An attractive, 1920s detached house providing well-proportioned accommodation of almost 1,500sq.ft with enclosed yard, off-street parking & garage, within a two-minute walk of the beach.**

Entrance hall, sitting room, dining room, kitchen diner, utility room, guest cloakroom, first floor landing, three double bedrooms, box room, bathroom & separate WC.

Gas central heating.

Central location within a two-minute walk of Bridlington Spa & south bay beach.

No onward chain.

### GUIDE PRICE £249,950

This detached house is thought to date from the 1920s and offers spacious accommodation of almost 1,500sq.ft and enjoys a central location within Bridlington and is a very short stroll of the beach and town centre amenities.

The property enjoys an appealing layout of accommodation, which briefly comprises entrance hall, sitting room with log burning stove, dining room, kitchen diner, utility room and guest cloakroom. Upstairs there are three double bedrooms, a box room, bathroom and separate toilet. The house benefits from gas central heating and whilst a number of improvements have been made during the current ownership, there is scope for some further updating.

Externally the property benefits from a garden area to the front and a concrete yard to the rear. Timber double gates allow for off-street parking, beyond which there is a single garage.

The seaside town of Bridlington offers a huge amount of appeal for residents and tourists alike, most notably two award-winning beaches and an array of shopping and leisure facilities, in addition to an historic Old Town area. Horsforth Avenue is centrally located within the town, and Number 11 is within a two-minute walk of Bridlington Spa and South Bay Beach.

### **ACCOMMODATION**

#### **ENTRANCE HALL**

Staircase to the first floor. Stripped floorboards. Picture rail. Understairs cupboard. Door to the rear. Radiator.

#### **SITTING ROOM**

5.2m (into bay) x 3.9m (17'1" x 12'10")

Cast iron wood burning stove set on a tiled hearth within a mahogany surround. Stripped floorboards. Dado rail. Television point. Bay window to the front and sash window to the rear. Radiator.



#### **DINING ROOM**

4.5m (into bay) x 4.0m (14'9" x 13'1")

Feature fireplace with tiled hearth and pine surround. Stripped floorboards. Picture rail. Two wall lights. Bay window to the front. Radiator.



#### **KITCHEN DINER**

5.2m x 3.0m (17'1" x 9'10")

Range of kitchen cabinets incorporating a stainless steel sink unit. Four ring ceramic hob and electric oven. Dishwasher point. Two wall lights. Original fitted cupboard. Two sash windows to the side. Radiator.





#### UTILITY ROOM

1.8m x 1.7m (5'11" x 5'7")

Worktop. Automatic washing machine point. Space for a tumble dryer. Gas fired combination boiler. Tiled floor. Yorkshire sliding sash window to the rear. Radiator.

#### GUEST CLOAKROOM

1.7m x 0.9m (5'7" x 2'11")

White low flush WC and wash basin. Tiled floor. Casement window to the rear.

#### FIRST FLOOR

##### LANDING

Dado rail. Fitted storage cupboard. Skylight with loft access. Sash window to the side. Radiator.



##### BEDROOM ONE

4.4m x 4.0m (excluding bay window) (14'5" x 13'1")

Dado rail. Bay window to the front. Radiator.



##### BOX ROOM

1.9m x 1.3m (6'3" x 4'3")

Sash window to the front.

##### BEDROOM TWO

4.6m (into bay) x 4.0m (15'1" x 13'1")

Picture rail. Bay window to the front. Radiator.



##### BEDROOM THREE

3.3m x 3.0m (10'10" x 9'10")

Two sash windows to the rear. Radiator.



##### BATHROOM

1.8m x 1.7m (6'3" x 4'3")

White suite comprising bath and wash basin. Tiled walls. Sash window to the rear. Heated towel rail.

##### SEPARATE WC

1.7m x 0.9m (5'7" x 2'11")

White low flush WC and wash basin. Half -tiled walls. Sash window to the rear.

#### OUTSIDE

The house is set slightly back from Horsforth Avenue, behind a forecourt garden, planted with hydrangeas and with room to park. Timber double gates open into a rear yard, from where an attached garage is accessed.



## GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.  
Gas central heating.

Council Tax: Band: C (East Riding of Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO15 3DG.

EPC Rating: Current: E52. Potential: C72.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

