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**44 Rosebery Avenue, Bridlington, YO15 3PR**

**Price Guide £369,950**



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PROTECTED

# 44 Rosebery Avenue

Bridlington, YO15 3PR

## Price Guide £369,950



A four bedroom detached house which has been tastefully modernised by the current owners over recent years and offers spacious living accommodation. Located in a sought after area on the south side of Bridlington. Within a convenient distance of the south foreshore, Belvedere Golf course, local schools and access on to the main Bridlington/Hull road. An ideal family home. Must be viewed to appreciate whats on offer.

The property comprises: Ground floor: cloakroom, dining room, modern kitchen, sun room and spacious lounge. First floor: four good size bedrooms, one modern en-suite and modern bathroom. Exterior: private driveway, garage and west facing rear garden. Upvc double glazing and gas central heating.

### Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard and central heating radiator.

### Cloakroom:

7'3" x 2'10" (2.23m x 0.88m)

Wc, wash hand basin with vanity unit, stainless steel ladder radiator, extractor, part wall tiled and upvc double glazed window.

### Dining room:

14'0" x 9'6" (4.28m x 2.90m)

A front facing room, built in cupboards, inset fireplace, upvc double glazed bay window, central heating radiator, modern vertical radiator and archway into:

### Kitchen:

12'6" x 9'5" (3.82m x 2.88m)

Fitted with a range of modern base and wall units, central island with inset stainless steel sink unit, quartz worktops, electric oven, gas hob with stainless steel extractor over. Intergrated microwave, fridge/freezer and dishwasher. Vinyl flooring, two upvc double glazed window, modern vertical radiator and archway into:

### Sun room:

9'11" x 9'3" (3.03m x 2.82m)

A rear facing room over looking the garden, built in cupboard housing the washing machine, vented tumble dryer, upvc double glazed windows, central heating radiator, gas combi boiler and upvc double glazed french doors.

### Lounge:

24'1" x 14'0" (7.35m x 4.29m)

A spacious double aspect room, open fire with cast iron inset and white stone surround. Upvc double glazed bay window, two central heating radiators and upvc patio doors onto the garden.

### First floor:

Loft access, upvc double glazed window and central heating radiator.

### Bedroom:

14'1" x 12'1" (4.30m x 3.69m)

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

### Bedroom:

14'1" x 11'4" (4.30m x 3.47m)

A spacious rear facing double room, upvc double glazed window and central heating radiator.

### En-suite:

5'7" x 5'2" (1.71m x 1.58m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor and modern vertical radiator.

### Bedroom:

11'11" x 9'6" (3.65m x 2.92m)

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

**Bedroom:**

9'6" x 8'1" (2.90m x 2.47m)

A rear facing single room, upvc double glazed window and central heating radiator.

**Bathroom:**

7'9" x 5'10" (2.37m x 1.78m)

Comprises a modern suite, bath with plumbed in shower above, wc and wash hand basin. Part wall tiled, floor tiled, extractor, stainless steel ladder radiator and upvc double glazed window.

**Wc:**

5'3" x 2'9" (1.61m x 0.84m)

Wc, part wall tiled and upvc double glazed window.

**Exterior:**

To the front of the property is a walled garden with lawn and borders of shrubs and bushes. Private paved driveway for parking leading to the garage.

**Garden:**

To the rear of the property is a west facing fenced enclosed garden. Paved patio area to lawn with borders of shrubs and bushes. Water point and timber built shed.

**Garage:**

Brick built garage, up and over door, power and lighting.

**Notes:**

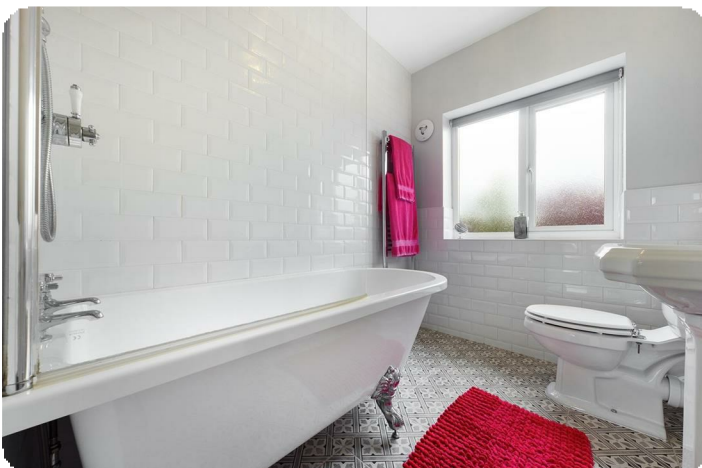
Council tax band: E

**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:**

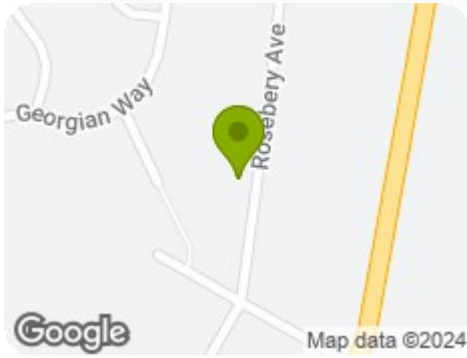
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



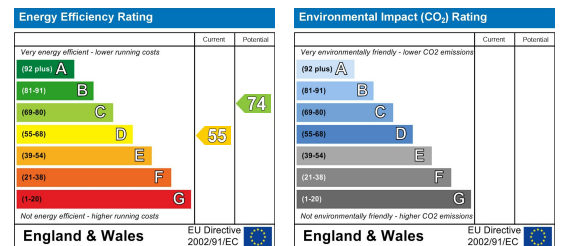
## Floor Plan



## 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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