



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



25 Second Avenue, Bridlington, YO15 2LW

Price Guide £329,950



25 Second Avenue

Bridlington, YO15 2LW

Price Guide £329,950



A spacious three bedroom detached house situated in the prime residential location on 'The Avenues' on the north side of Bridlington. Close to the north beach, cliff top walks, sewerby village and along the promenade to the town centre. An ideal family home.

The property comprises: Ground floor: lounge, dining room, modern kitchen, utility and wc. First floor: three double bedrooms and modern bathroom. Exterior: gardens, private driveway and garage. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner porch. Door into a spacious inner hall, feature wall panelling, understairs storage cupboard, single glazed window and two central heating radiators.

Lounge:

19'10" x 11'10" (6.05m x 3.63m)

A double aspect room, gas fire with marble surround, two upvc double glazed windows and two central heating radiators.

Dining room:

14'5" x 11'11" (4.41m x 3.65m)

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

Kitchen:

16'9" x 8'9" (5.12m x 2.68m)

Fitted with a range of modern base and wall units, composite one and a half sink unit and Rangemaster cooker

with extractor over. Karnclean flooring, integrated fridge/freezer and dishwasher. Gas boiler, three upvc double glazed windows and central heating radiator.

Utility:

6'6" x 3'3", 272'3" (1.99m x 1.83m)

Fitted with base units, plumbing for washing machine, tiled floor and upvc double door onto the rear garden.

Wc:

4'11" x 2'6" (1.51m x 0.78m)

Wc, wash hand basin, built in storage cupboard and upvc double glazed window.

First floor:

Storage cupboard housing hot water store and upvc double glazed window.

Bedroom:

14'6" x 11'8" (4.44m x 3.57m)

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

Bedroom:

13'4" x 11'11" (4.08m x 3.65m)

A front facing double room, built in wardrobes, drawers and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

10'4" x 8'10" (3.17m x 2.71m)

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

Bathroom:

5'11" x 5'11" (1.82m x 1.81m)

Comprises a modern suite, "L" shaped bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is a walled enclosed 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 fenced enclosed garden. Paved patio areas, lawn, raised flower beds and borders of shrubs and bushes. A summerhouse.

Garage:

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

Notes:

Council tax band: D

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:

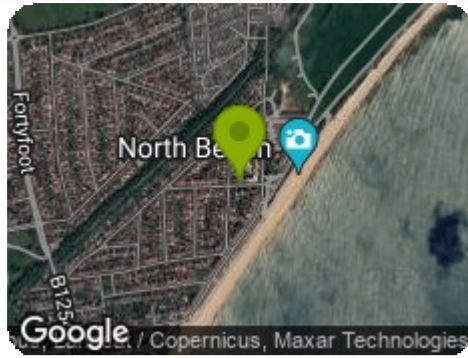
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



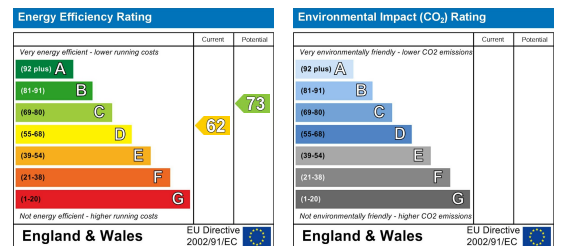
Floor Plan



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

