



**23 St. Johns Avenue, Bridlington, YO16 4ND**

**Price Guide £318,000**

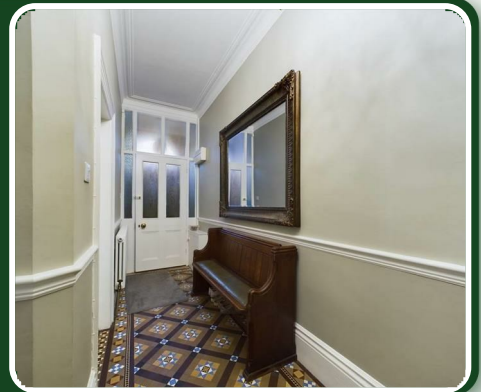




# 23 St. Johns Avenue

Bridlington, YO16 4ND

## Price Guide £318,000



A beautifully presented five bedroom mid terraced house which has been tastefully upgraded by the current owners and retains many period features. The property offers spacious living accommodation and is an ideal family home or for multi generational living. Located on St Johns Avenue convenient for access to local shops, supermarket, railway station, doctors surgery and schools.

The property comprises: Ground floor: spacious hall, lounge, dining room, modern kitchen/diner, utility and wc. First floor: three double bedrooms, walk in wardrobe, office/dressing room, one modern en-suite, modern bathroom and separate wc. Second floor: two further double bedrooms and modern bathroom. Exterior: good size rear garden, garage/workshop and private driveway for parking Upvc double glazing and gas central heating.

### Entrance:

Door into inner lobby, door into a spacious hallway, period tiled flooring and column radiator.

### Lounge:

16'7" x 13'3" (5.08m x 4.06m)

A spacious front facing room, multi-fuel burner with marble inset and wood surround, upvc double glazed bay window and central heating radiator.

### Dining room:

13'4" x 11'8" (4.07m x 3.58m)

A rear facing room, inset multi fuel burning stove with period wood surround, upvc double glazed bay window and central heating radiator.

### Sitting room:

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

### Kitchen/diner:

22'6" x 10'11" (6.87m x 3.34m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit and Rangemaster freestanding oven with extractor over. Part wall tiled, plumbing for dishwasher, space for fridge/freezer, built in storage cupboard, under cupboard lighting, two upvc double glazed windows and central heating radiator.

### Utility:

13'0" x 11'0" (3.97m x 3.37m)

Fitted modern base units, stainless steel one and a half sink unit, part wall tiled, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc door onto the rear garden.

### Wc:

4'11" x 4'3" (1.51m x 1.30m)

Wc, wash hand basin, floor tiled and upvc double glazed window.

### First floor:

Column radiator.

### Bedroom:

18'4" x 13'5" (5.60m x 4.11m)

A front facing double room, period fireplace with cast iron inset and wood surround. Two upvc double glazed windows and column radiator.

### Walk in wardrobe:

8'8" x 6'0" (2.65m x 1.83m)

Built in hanging space and drawers.

### En-suite:

8'7" x 6'11" (2.64m x 2.13m)

Comprises a modern suite, corner bath, wc and wash hand basin. Part wall tiled, ladder radiator and upvc double glazed window.

### Dressing room/office:

8'7" x 4'9" (2.64m x 1.45m)

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

### Bedroom:

12'5" x 10'8" (3.80m x 3.26m)

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

### Bedroom:

13'4" x 11'10" (4.07m x 3.61m)

A rear facing double room, period fireplace with cast iron inset and wood surround. Upvc double glazed window and central heating radiator.

### Bathroom:

7'7" x 6'7" (2.32m x 2.01m)

Comprises a modern suite, walk in shower with plumbed in shower, wash hand basin, part wall tiled, extractor, stainless steel ladder radiator and upvc double glazed window.

**Wc:**

4'2" x 3'2" (1.28m x 0.98m)

Wc, wash hand basin, part wall tiled and upvc double glazed window.

**Second floor:**

Column radiator.

**Bedroom:**

13'5" x 11'9" (4.11m x 3.59m)

A front facing double room, period cast iron fireplace, upvc double glazed window and central heating radiator.

**Bedroom:**

13'2" x 11'7" (4.02m x 3.55m)

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

**Bathroom:**

9'9" x 6'0" (2.98m x 1.84m)

Comprises bath with plumbed in shower above, wc and wash hand basin. Part wall tiled, built in storage cupboard, upvc double glazed window and ladder radiator.

**Exterior:**

To the front of the property is a walled pebbled garden area and private driveway for parking leading to the garage.

**Garden:**

To the rear of the property is a good size established garden. Gated patio area leads to lawn, decked patio, borders of shrubs and bushes.

**Garage/workshop:**

Integrated brick built garage with electric roller door and power & lighting.

**Notes:**

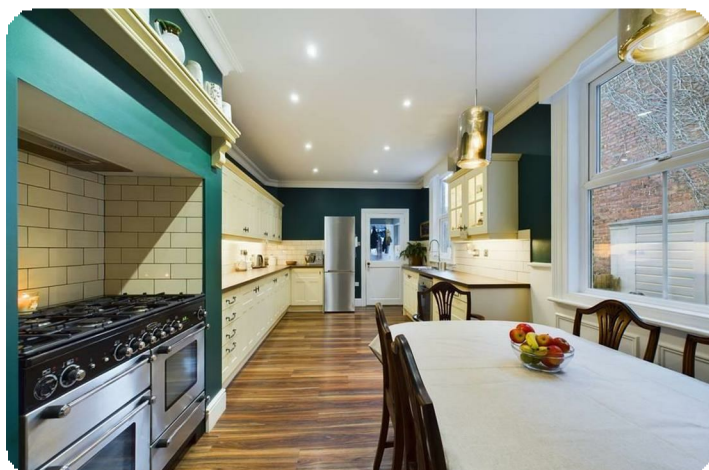
Council tax band: D

**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



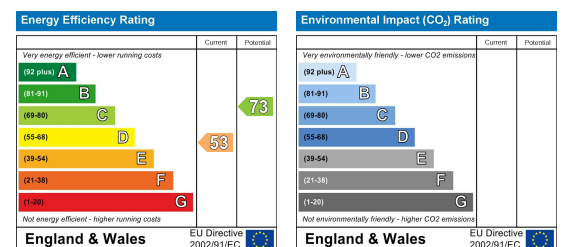
## Floor Plan



## 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



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