



**BELT**  
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**79 Amy Johnson Avenue, Bridlington, YO16 6HX**

**Price Guide £199,950**



# 79 Amy Johnson Avenue

Bridlington, YO16 6HX

## Price Guide £199,950



A well maintained two bedroom detached bungalow located in a popular residential area just off Bempton Lane. Within close proximity is a supermarket, local shops, post office and a public house/restaurant and bus routes.

The property comprises: lounge, kitchen, upvc conservatory, two double bedrooms and bathroom. Exterior: rear garden, ample private parking and garage. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

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

### Lounge:

14'9" x 10'1" (4.50m x 3.09m)

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

### Kitchen:

12'8" x 10'2" (3.87m x 3.10m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, gas combi boiler, two built in storage cupboards, plumbing for washing machine, upvc double glazed window and central heating radiator.

### Upvc conservatory:

9'10" x 7'6" (3.01m x 2.29m)

Over looking the garden.

### Bedroom:

10'2" x 8'7" (3.12m x 2.64m)

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

### Bedroom:

9'4" x 8'6" (2.85m x 2.61m)

A rear facing double room, fitted wardrobes and drawers. Upvc double glazed window and central heating radiator.

### Bathroom:

6'4" x 5'4" (1.95m x 1.65m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, stainless steel ladder radiator and upvc double glazed window.

### Exterior:

To the front of the property is a pebbled garden area and block paved parking. To the side elevation is a private block paved driveway with further parking leading to the garage.

### Garden:

To the rear of the property is a enclosed garden, paved patio to lawn.

### Garage:

Up and over door, power and lighting.

### Notes:

Council tax band: C



## 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.



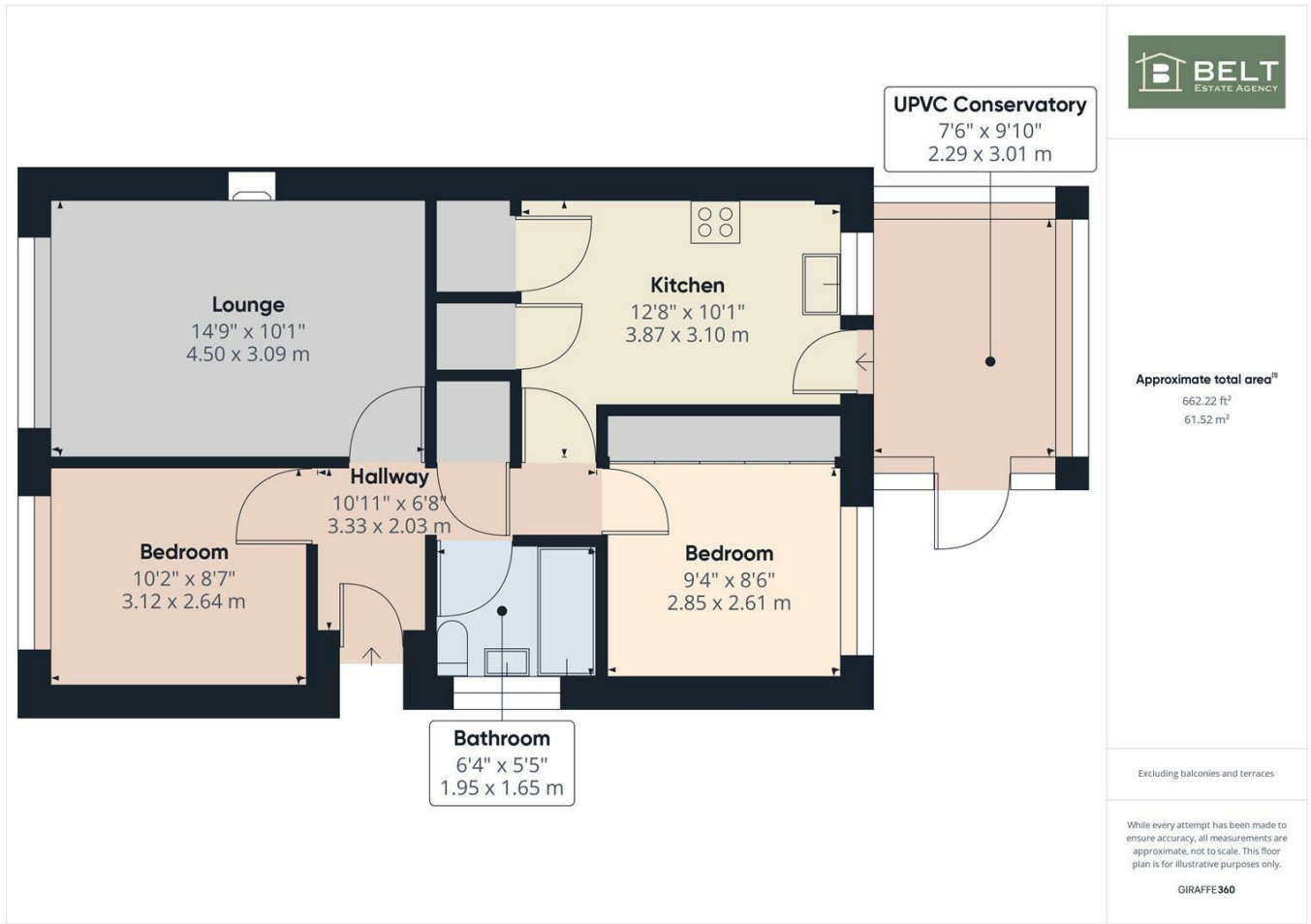
Road Map

Hybrid Map

Terrain Map



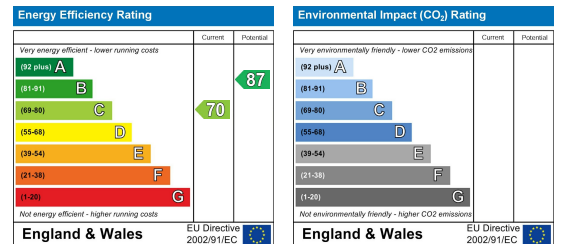
### Floor Plan



### 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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