



**BELT**  
ESTATE AGENCY

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

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



**13 Harewood Avenue, Bridlington, YO16 7QE**

**Price Guide £239,950**



# 13 Harewood Avenue

Bridlington, YO16 7QE

## Price Guide £239,950



Welcome to this charming semi-detached house located on the sought-after Harewood Avenue in Bridlington. This property boasts a light and airy feel throughout, with modern touches that have been carefully added by the current owner.

One of the highlights of this property is the two bathrooms, offering convenience and privacy for all residents and visitors. The property would be ideal for multi generational living. The sunny south/west-facing garden is a delightful space to enjoy a morning coffee or host a summer barbecue with friends.

Situated on the north side of Bridlington in a popular residential location just off Marton Road. Convenient for local schools, shops, bus routes and Bridlington's Old Town. Must be viewed to appreciate what's on offer.

The property comprises: Ground floor: modern kitchen, spacious lounge/diner, a double bedroom and modern bathroom. First floor: a further spacious double bedroom and modern bathroom. Exterior: private sunny south/west facing rear garden, private driveway for parking and extended garage/workshop. Upvc double glazing and gas central heating.

Don't miss out on the opportunity to make this lovely property your own.

### Entrance:

Upvc double glazed side door into:

### Kitchen:

12'4" x 7'11" (3.76m x 2.43m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, free standing electric cooker with stainless steel extractor over. Integrated dishwasher, plumbing for washing machine, space for a fridge/freezer, two upvc double glazed windows and ladder radiator.

### Lounge/diner:

27'9" x 10'7" (8.48m x 3.25m)

A spacious double aspect room, electric fire with marble inset and wood surround. Two vertical radiators, upvc double glazed window and upvc double glazed French doors onto the rear garden.

### Inner hall:

Built in storage cupboard.

### Bedroom:

12'11" x 10'5" (3.95m x 3.18m)

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

### Bathroom:

8'3" x 5'0" (2.54m x 1.54m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, two upvc double glazed windows and stainless steel ladder radiator.

### First floor:

Deep built in storage cupboard.

### Bedroom:

14'4" x 12'5" (4.37m x 3.80m)

A spacious front facing double room, walk-in access to the eaves where Combi boiler is housed, with good size storage, upvc double glazed window and central heating radiator. This bedroom can either be extended or another bedroom/office/dressing room added with a dormer or velux window with the relevant consents. (or any other uses).

### **Bathroom:**

10'4" x 4'7" (3.15m x 1.42m)

Comprises a modern suite, bath, wc, wash hand basin, full wall tiled, deep built storage cupboard, extractor, upvc double glazed window and central heating radiator.

### **Exterior:**

To the front of the property is a open plan garden with lawn. To the side elevation is a private block paved driveway for parking with bin store area which can be removed leading to the garage and gated access to the rear of the rear garden.

### **Garden:**

To the rear of the property is a private sunny south/west, facing enclosed garden. Block paved patio to lawn with borders of shrubs and bushes.

### **Garage/workshop:**

An extended garage, electric roller door, power, lighting and utility area.

### **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



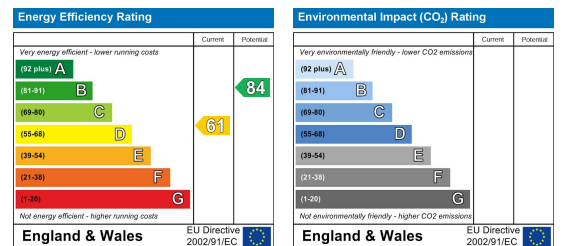
## Floor Plan



## 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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