



BELT
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7 Tennyson Avenue, Bridlington, YO15 2EU

Price Guide £210,000



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A spacious seven bedroom terraced house which has been upgraded by the current owner. Works include re-wire, re-plumbed, re-plastered, new kitchen and bathrooms. Situated on the north side of Bridlington close to the town centre, leisure centre, two minutes walk to north beach and cliff top walks. An ideal family home.

The property comprises: Ground floor: lounge, dining room, modern kitchen/diner, utility and bathroom. First floor: three double bedrooms, modern bathroom and separate wc. Second floor: four bedrooms and modern bathroom. Exterior: Private forecourt for parking and rear courtyard. Upvc double glazing and gas central heating.

Entrance:

Upvc double doors into inner porch. Upvc double glazed door into a spacious inner hall, central heating radiator.

Lounge:

17'0" x 13'8" (5.19m x 4.17m)

A front facing room, multi fuel burning stove with tiled inset and wood surround. Upvc double glazed bay window and central heating radiator. Double doors into:

Dining room:

13'11" x 12'5" (4.26m x 3.80m)

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

Kitchen/diner:

22'8" x 11'10" (6.91m x 3.62m)

Fitted with a range of modern base and wall units, solid wood worktops, under cupboard lighting, stainless steel one and a half sink unit, electric double oven and hob with extractor over. Integrated dishwasher, part wall tiled, tiled floor, two upvc double glazed windows, vertical radiator and upvc double glazed door onto the garden.

Utility:

9'9" x 6'2" (2.99m x 1.90m)

Fitted storage cupboards, tiled floor, plumbing for washing machine and velux window.

Bathroom:

6'2" x 5'6" (1.88m x 1.68m)

Comprises, bath, wc, wash hand basin, full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

First floor:

A spacious landing, central heating radiator.

Bedroom:

18'11" x 13'8" (5.78m x 4.18m)

A spacious front facing double room, period fireplace with tiled inset and wood surround. Upvc double glazed bay window and two central heating radiators.

Bedroom:

13'10" x 12'3" (4.22m x 3.75m)

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

Bedroom:

10'8" x 9'9" (3.27m x 2.99m)

A rear facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

Bathroom:

8'6" x 7'1" (2.60m x 2.17m)

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

Wc:

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

Second floor:

Bedroom:

17'2" x 11'2" (5.24m x 3.42m)

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

Bedroom:

12'10" x 11'1" (3.92m x 3.40m)

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

Bedroom:

10'11" x 10'7" (3.34m x 3.23m)

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

Bedroom:

9'11" x 6'0" (3.04m x 1.85m)

A front facing single room, upvc double glazed window.

Bathroom:

9'9" x 6'10" (2.99m x 2.09m)

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

Exterior:

To the front of the property is a private paved forecourt for parking.

Garden:

To the rear of the property is a private paved courtyard. Brick built outbuilding and two sheds for storage.

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



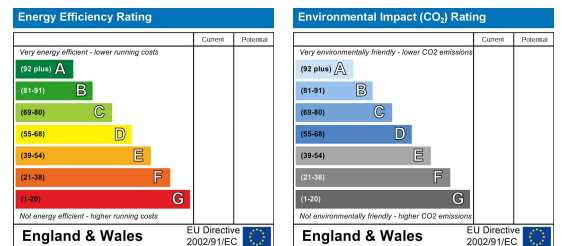
Floor Plan



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.



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