



**15 Third Avenue, Bridlington, YO15 2LP**

**Price Guide £495,000**





# 15 Third Avenue

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Welcome to this charming detached house situated in a prime residential location on 'The Avenues' on the north side of Bridlington. Minutes away from the north beach, cliff top walks, sewerby village and along the promenade to the town centre.

One of the standout features of this property is the large plot and gardens, providing a tranquil oasis right at your doorstep. Imagine enjoying a cup of tea in the morning or hosting a barbecue in the evenings in this beautiful outdoor space.

While the house is in need of general modernisation, this presents an exciting opportunity for you to put your own stamp on the property and create the home of your dreams. The spacious living accommodation offers endless possibilities for redesigning and redecorating to suit your personal style and preferences.

The property comprises: Ground floor: spacious hall, lounge, sitting room, dining room and kitchen. First floor: four bedrooms and bathroom. Exterior: private driveway with ample parking, superb gardens and garage. Upvc double glazing and gas central heating..

Don't miss out on the chance to own this fantastic property in Bridlington. With its great location, generous living space, and potential for renovation, this house could be the perfect place for you to call home.

### Entrance:

Door into inner porch, tiled floor. Door into a spacious inner hall, feature wall panelling, understairs storage cupboard, two built in storage cupboards, upvc double glazed window and central heating radiator.

### Lounge:

13'10" x 13'10" (4.24m x 4.22m)

A spacious front facing room, electric fire in a marble surround, upvc double glazed bay window, upvc double glazed window and central heating radiator.

### Sitting room:

13'10" x 13'10" (4.24m x 4.22m)

A rear facing room, electric fire with marble inset and wood surround. Upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

### Dining room:

11'3" x 9'9" (3.45m x 2.98m)

A side facing room, built in storage cupboards, one housing gas boiler, understairs storage cupboard, upvc double glazed window and central heating radiator.

### Kitchen:

11'4" x 10'8" (3.46m x 3.26m)

Fitted with a range of base and wall units, one and half sink unit, electric NEFF oven, gas hob with extractor over. Part wall tiled, floor tiled, plumbing for dishwasher and washing machine. Two upvc double glazed windows, central heating radiator, upvc double glazed door onto the garden and door to the side elevation.

### First floor:

A spacious landing, built in storage cupboard housing hot water store, access to the loft, upvc double glazed window and central heating radiator.

### Bedroom:

14'0" x 13'11" (4.27m x 4.26m)

A spacious front facing double room, upvc double glazed bay window and two central heating radiators.

### Bedroom:

13'11" x 13'11" (4.26m x 4.26m)

A spacious rear facing double room, wash hand basin with vanity unit, fitted wardrobes, dresser and drawers. Upvc double glazed window and central heating radiator.

### Bedroom:

11'4" x 7'3" (3.47m x 2.22m)

A rear facing double room, wash hand basin with vanity unit, fitted wardrobes and cupboards. Upvc double glazed window and central heating radiator.

**Bedroom:**

11'4" x 8'0" (3.46m x 2.45m)

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

**Bathroom:**

10'3" x 7'4" (3.14m x 2.26m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, shaver socket, two upvc double glazed windows, stainless steel ladder radiator and central heating radiator.

**Exterior:**

To the front of the property is a walled garden, lawn with borders of shrubs and bushes.

To the side elevation is a private driveway with ample parking leading to the garage. Side garden with lawn, paved areas, borders of shrubs and bushes.

Air raid shelter and timber built shed.

**Garden:**

To the rear of the property is a large private, west facing sunny garden. Paved patio area to lawn, established borders of shrubs and bushes. A Greenhouse.

**Garage:**

A detached brick built garage, double opening doors, power and lighting.

**Notes:**

Council tax band: E

**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.

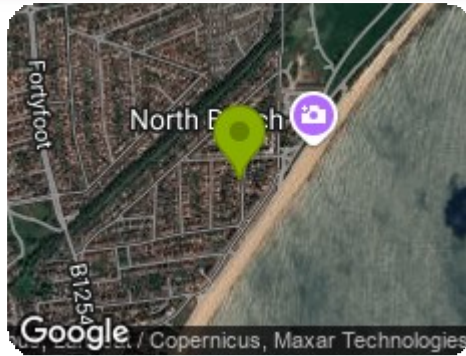




Road Map

Hybrid Map

Terrain Map



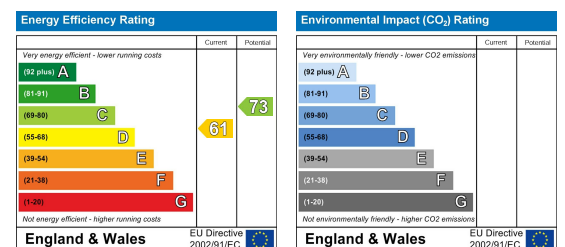
## Floor Plan



## 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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