



BELT
ESTATE AGENCY

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

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



20 Watsons Avenue, Bridlington, YO16 7PS

Price Guide £149,950



20 Watsons Avenue

Bridlington, YO16 7PS

Price Guide £149,950



Welcome to Watsons Avenue, Bridlington - a charming semi-detached house that boasts two double bedrooms, perfect for a first-time buyer.

One of the standout features of this property is the ample parking space available, ensuring that you and your guests will never have to worry about finding a parking spot.

The absence of an ongoing chain means a smoother and quicker transition, allowing you to settle in without any unnecessary delays.

Situated in a good residential location, this house is conveniently close to local schools, college and shops, making daily errands and school runs a breeze. This property offers the perfect blend of comfort and convenience.

The property comprises: Ground floor: lounge and kitchen/diner. First floor: two double bedrooms and modern bathroom. Exterior: private forecourt and driveway with ample parking and rear garden. Upvc double glazing and gas central heating.

Don't miss out on the opportunity to make this charming house on Watsons Avenue your own, call our office to arrange a viewing.

Entrance:

Upvc double glazed door into inner hall.

Lounge:

14'5" x 12'4" (4.40m x 3.76m)

A front facing room, modern electric wall mounted fire, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

15'7" x 7'10" (4.77m x 2.41m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, floor tiled, plumbing for washing machine, understairs storage cupboard, gas combi boiler, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Bedroom:

15'8" x 10'2" (4.80m x 3.12m)

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

Bedroom:

9'4" x 9'2" (2.87m x 2.80m)

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

Bathroom:

6'1" x 6'0" (1.87m x 1.83m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and chrome ladder towel rail.

Exterior:

To the front of the property is a pebbled forecourt and private driveway with ample parking parking.

Garden:

To the rear of the property is a fenced enclosed garden with lawn and paved patio.

Notes:

Council tax band: B

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

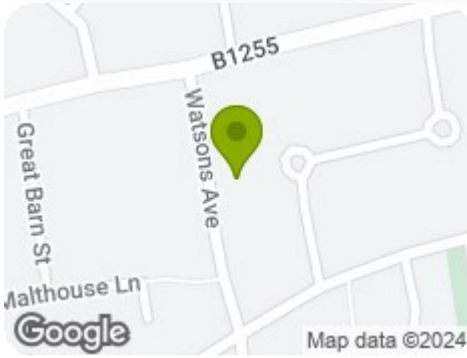
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result 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

Ground Floor

- Lounge: 14'5" x 12'3" (4.40 x 3.76 m)
- Kitchen / Diner: 7'10" x 15'7" (2.41 x 4.77 m)
- Hallway: 5'4" x 4'5" (1.63 x 1.37 m)

Floor 1

- Bedroom: 10'2" x 15'9" (3.12 x 4.80 m)
- Bedroom: 9'5" x 9'2" (2.87 x 2.80 m)
- Landing: 2'7" x 6'0" (0.80 x 1.84 m)
- Bathroom: 6'1" x 6'0" (1.87 x 1.83 m)

Approximate total area⁽¹⁾
598.13 ft²
55.57 m²

(1) Excluding balconies and terraces

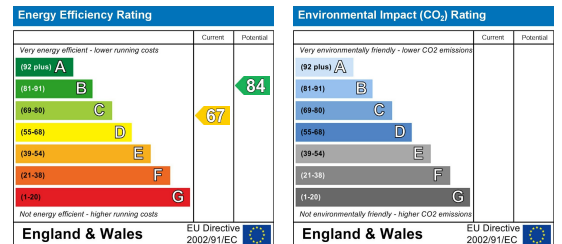
Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.



www.beltsestateagents.co.uk

