



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



26 Tintern Avenue, Bridlington, YO16 6GA

Price Guide £220,000



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A delightful semi-detached bungalow boasts a prime location and has been modernised to offer you a comfortable and stylish living space.

Situated in a block paved cul-de-sac just off West Crayke, Martongate. Convenient for local supermarket, Library, local restaurant/Inn and bus service routes.

The property comprises: spacious lounge/diner, new modern kitchen, upvc conservatory, two double bedrooms and new modern bathroom. Exterior: private driveway with ample parking, garage and private low maintenance rear garden.

Don't miss out on this fantastic opportunity - with no ongoing chain, you could make this bungalow your own in no time.

Entrance:

Door into inner hall, central heating radiator.

Lounge/diner:

17'2" x 10'3" (5.24m x 3.14m)

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

Kitchen:

9'10" x 6'11" (3.02m x 2.11m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, built in storage cupboard housing hot water store, gas boiler, space for fridge/freezer and two upvc double glazed windows.

Inner hall:

Bedroom:

12'7" x 8'0" (3.85m x 2.45m)

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

Bedroom:

9'3" x 9'1" (2.84m x 2.79m)

A rear facing double room, central heating radiator and door into the conservatory.

Upvc conservatory:

14'1" x 7'11" (4.31m x 2.43m)

A spacious second reception room over looking the garden.

Bathroom:

6'5" x 5'7" (1.98m x 1.72m)

Comprises a modern suite, bath, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is an open plan garden with lawn. To the side elevation is a block paved driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private fenced garden. Decked patio, pebbled area, block paved patio, flower bed and borders.

Garage:

Electric door, power and lighting.

Notes:

Council tax band: B

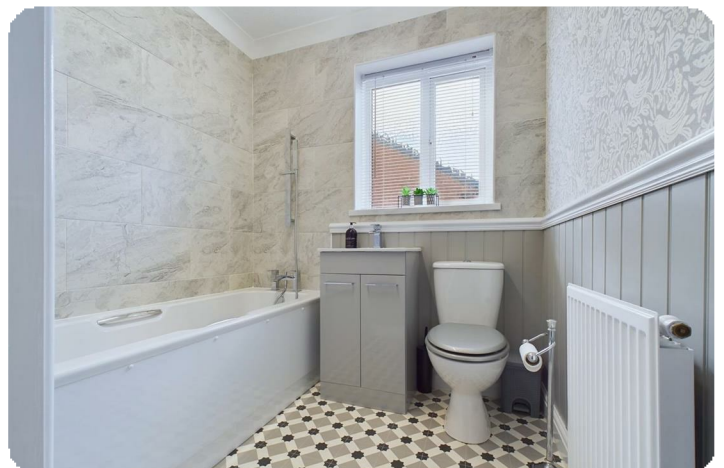
Purchase procedure

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,

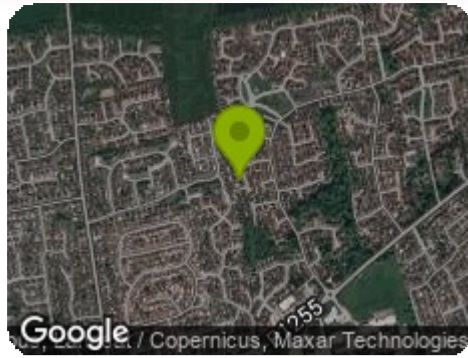
individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to 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



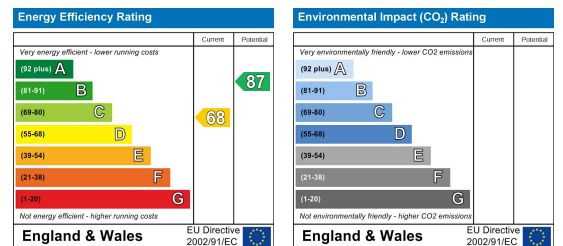
Floor Plan



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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