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22 Thoresby Avenue, Bridlington, YO16 7EL

Price Guide £385,000



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PROTECTED

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Nestled in the sought-after location of Thoresby Avenue, Bridlington, this stunning detached house offers a rare opportunity for those seeking a spacious and versatile living space. Situated just off Bempton Lane close to local shop and bus service routes.

One of the standout features of this property is the separate annexe, providing flexibility and privacy for guests or family members.

The property comprises: Ground floor: modern shower room, spacious lounge, modern kitchen and dining room. Annexe; sitting room, kitchenette, a double bedroom and modern en-suite. First floor: four bedrooms, one en-suite and modern bathroom. Exterior: Beautiful private established rear garden, private driveway with ample parking and garage. Upvc double glazing and gas central heating.

Whether you're looking for a family home with room to grow, a place for multi-generational living, or an investment opportunity for AirBnB, this property on Thoresby Avenue ticks all the boxes. Don't miss out on the chance to make this house your home!

Entrance:

Composite door into inner hall, upvc double glazed window and central heating radiator.

Lounge:

23'8" x 12'2" (7.23m x 3.73m)

A spacious double aspect room, multi-fuel burning stove with stone surround, upvc double glazed bay window, two central heating radiators, upvc double glazed french doors onto the rear garden.

Shower room:

7'11" x 4'1" (2.42m x 1.27m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, shaver socket, extractor, upvc double glazed window and central heating radiator.

Kitchen:

16'8" x 8'9" (5.09m x 2.68m)

Fitted with a range of modern base and wall units, breakfast bar, composite sink unit, free standing electric cooker with stainless steel extractor over. Part wall tiled, understairs storage cupboard, integrated fridge, dishwasher and washing machine. Space for a American fridge freezer. Under cupboard lighting, two upvc double glazed windows, central heating radiator.

Dining room:

12'11" x 9'1" (3.94m x 2.78m)

A rear facing room, central heating radiator and upvc double glazed patio doors into the annexe.

Annexe:

Sitting room:

14'7" x 12'3" (4.46m x 3.74m)

A spacious rear facing room, electric fire in a modern surround, two upvc double glazed windows, electric radiator and upvc double glazed french doors onto the rear garden.

Kitchenette:

11'7" x 4'6" (3.55m x 1.38m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric hob, part wall tiled, space for fridge/freezer, electric radiator and upvc double glazed door to the side elevation.

Bedroom:

10'11" x 10'8" (3.34m x 3.27m)

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

En-suite:

6'10" x 5'4" (2.09m x 1.63m)

Comprises a modern suite shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and electric radiator.

First floor:

Access to loft space.

Bedroom:

13'3" x 12'5" (4.05m x 3.79m)

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

En-suite:

4'10" x 3'8" (1.48m x 1.14m)

Wc, wash hand basin with vanity unit, part wall tiled, floor tiled and extractor.

Bedroom:

15'5" x 9'7" (4.70m x 2.93m)

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

Bedroom:

9'5" x 9'5" (2.89m x 2.88m)

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

Bedroom:

9'1" x 7'10" (2.78m x 2.41m)

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

Bathroom:

7'0" x 5'6" (2.15m x 1.68m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Full wall tiled, extractor and upvc double glazed window.

Exterior:

To the front of the property is a open plan garden with lawn. Private block paved driveway with ample parking leading to the garge. Gated side access for the rear garden.

Garden:

To the rear of the property is a beautiful private garden. Decked patio, paved patio to lawn with well established borders of trees, shrubs and bushes.

Garage:

A brick built garage, up and over door, power, lighting and gas boiler (fitted 2022).

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



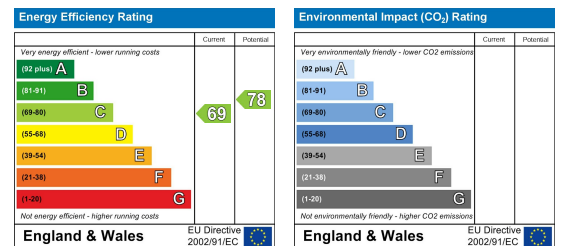
Floor Plan



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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