



BELT
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21 Thoresby Avenue, Bridlington, YO16 7EL

Price Guide £165,000



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A two bedroom detached bungalow situated in a good residential location just off Bempton Lane close to local shop and bus service routes. The property is in need of general modernisation but this presents a fantastic opportunity to put your own stamp on the property.

The property comprises: spacious lounge/diner, kitchen, upvc conservatory, two double bedrooms and bathroom. Exterior: garage, private driveway with ample parking and gardens. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc door into inner hall, central heating radiator.

Lounge/diner:

18'3" x 12'1" (5.58m x 3.69m)

A spacious rear facing room, gas fire in a stone surround, central heating radiator and upvc double glazed french doors into the conservatory.

Upvc conservatory:

Over looking the garden.

Kitchen:

8'0" x 7'8" (2.44m x 2.34m)

Fitted with a range of base and wall units, stainless steel sink unit, electric double oven and hob. Full wall tiled, gas boiler, plumbing for washing machine, upvc double glazed window and upvc double glazed door to the side elevation.

Bedroom:

10'2" x 10'1" (3.11m x 3.08m)

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

Bedroom:

10'0" x 6'2" (3.07m x 1.89m)

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

Bathroom:

Comprises bath with electric shower over, wc, wash hand basin, full wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden which is mainly paved with shrubs and bushes.

To the side elevation of the property is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a fenced enclosed garden. Paved patio, lawn and borders of shrubs and bushes.

Garage:

Up and over door.

Notes:

Council tax band: C

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.



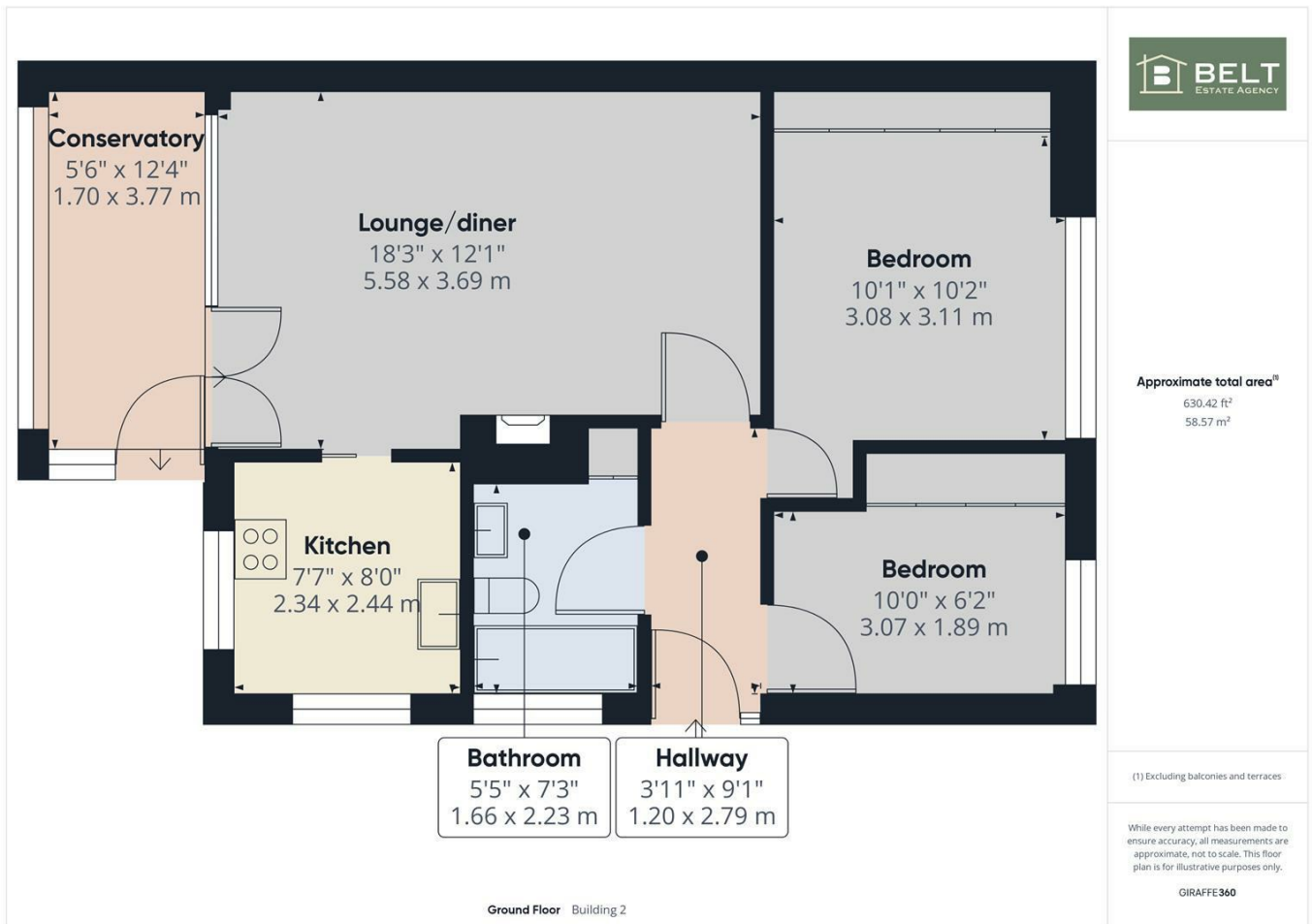
Road Map

Hybrid Map

Terrain Map



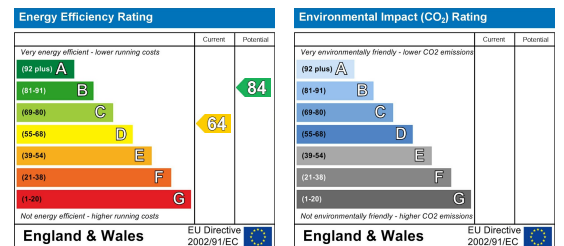
Floor Plan



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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