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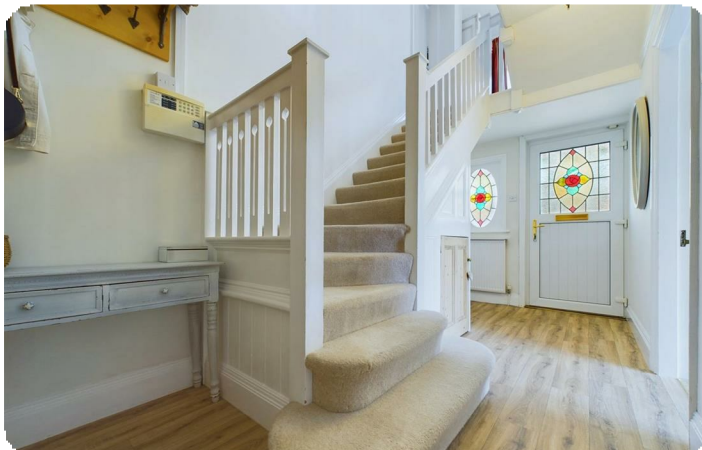
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**31 First Avenue, Bridlington, YO15 2JW**

**Price Guide £450,000**



# 31 First Avenue

Bridlington, YO15 2JW

## Price Guide £450,000



Welcome to First Avenue, Bridlington, a stunning detached house. This traditional detached house offers a spacious layout with three reception rooms and six bedrooms, providing ample space for a growing family. The property has retained many period features, adding to its unique charm and character.

One of the standout features of this property is the stunning established rear garden and must be viewed to appreciate whats on offer.

The property's proximity to the north beach, cliff top walks, and Sewerby Village makes it an ideal choice for those who appreciate the seaside living.

The property comprises: Ground floor: wc, sitting room, lounge, dining room, utility and modern kitchen. First floor: four bedrooms, modern bathroom and separate wc. Second floor: two double bedrooms. Exterior: private driveway with ample parking and an established rear garden. Upvc double glazing and gas central heating.

Don't miss out on the chance to make this ideal family home your own.

### Entrance:

Upvc double glazed door into a spacious inner hall, understairs storage cupboard, oval stain glass window and central heating radiator.

### Wc:

4'1" x 3'4" (1.27m x 1.03m)

Wc, wash hand basin with vanity unit and upvc double glazed window.

### Sitting room:

13'7" x 12'4" (4.15m x 3.77m)

A front facing room, period fireplace with tiled inset and slate surround. Upvc double glazed bay window, oval stain glass window and two central heating radiators.

### Lounge:

15'5" x 12'4" (4.72m x 3.78m)

A front facing room, period fireplace with gas fire, tiled inset and wood surround. Upvc double glazed bay window and three central heating radiators.

### Dining room:

12'5" x 12'3" (3.79m x 3.74m)

A rear facing room, multi fuel burning stove, quarry tiled floor, vertical radiator and upvc double glazed door onto the verandah.

### Kitchen:

15'7" x 8'1" (4.75m x 2.48m)

Fitted with a range of modern base and wall units, solid wood worktops, Belfast sink unit, free standing Smeg cooker with stainless steel extractor over. Floor tiled, plumbing for dishwasher, three velux windows, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

### Utility:

5'11" x 4'1" (1.82m x 1.27m)

Plumbing for washing machine, space for a tumble dryer, gas combi boiler, built in storage cupboard, tiled floor and upvc double glazed window.

### First floor:

A spacious landing, upvc double glazed window and central heating radiator.

### Bedroom:

15'5" x 12'3" (4.70m x 3.75m)

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

### Bedroom:

12'4" x 12'3" (3.77m x 3.75m)

A spacious front facing double room, period fireplace, upvc double glazed bay window, upvc double glazed window and central heating radiator.

### Bedroom:

12'5" x 11'3" (3.80m x 3.45m)

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

### Bedroom:

8'2" x 8'0" (2.49m x 2.45m)

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

### Bathroom:

8'0" x 5'10" (2.45m x 1.79m)

Comprises a modern suite, free standing bath with shower attachment, shower cubicle with plumbed in shower and wash hand basin. Full wall tiled, floor tiled, upvc double glazed window and column towel rail.



**Wc:**

4'0" x 3'0" (1.24m x 0.92m)

Wc, part wall tiled and upvc double glazed window.

**Second floor:**

Upvc double glazed window.

**Bedroom:**

12'9" x 12'2" (3.91m x 3.73m)

A front facing double room, built in wardrobes, access to the eaves, two upvc double glazed windows and two central heating radiators.

**Bedroom:**

16'1" x 8'3" (4.91m x 2.54m)

A rear facing double room, open beams, access to the eaves, two upvc double glazed windows and two central heating radiators.

**Exterior:**

To the front of the property is a walled pebbled garden. To the side elevation is a block paved driveway with ample parking, large timber built shed and bike store.

**Garden:**

To the rear of the property is a stunning established garden. Paved patios, indian sand stone terrace, lawn, well stocked flower beds, gazebos, arbour seat, summer house and a green house.

**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



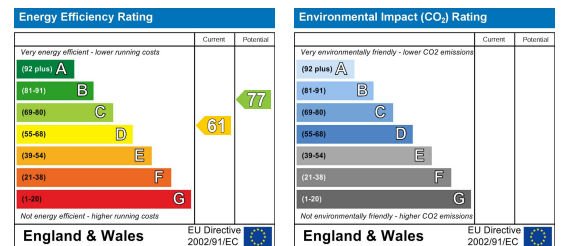
## Floor Plan



## 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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