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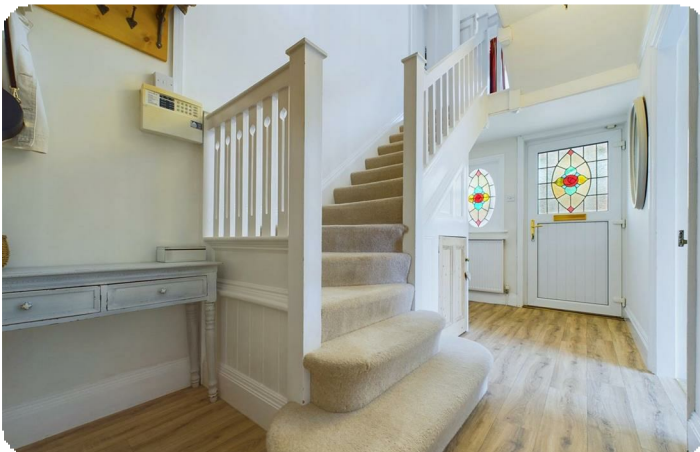
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31 First Avenue, Bridlington, YO15 2JW

Price Guide £450,000



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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:

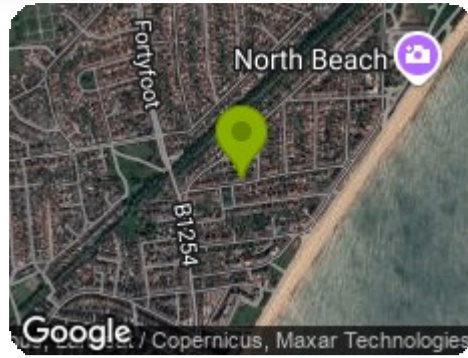
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Road Map

Hybrid Map

Terrain Map



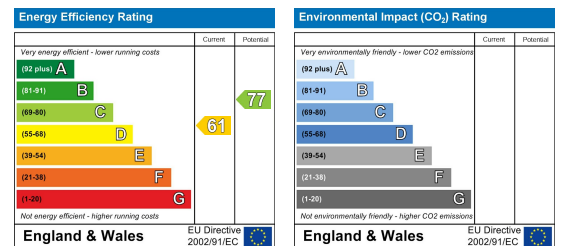
Floor Plan



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



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