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72 St Johns Avenue, Bridlington, YO16 4NL

Price Guide £185,000



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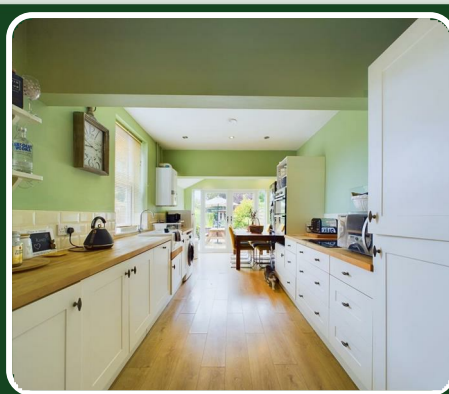
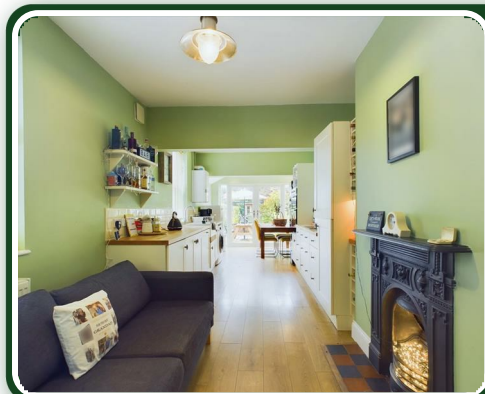


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Welcome to St Johns Avenue, Bridlington - an end terraced house with lots of character.

Throughout the house, you'll find many period features that add to its character and charm and one of the highlights of this property is the large rear garden, offering ample space for outdoor activities or gardening.

Located close to local amenities, including schools, shops, doctors, and the train station, this house is not only a beautiful home but also a convenient one. Whether you're a first-time buyer looking to step onto the property ladder or a family in need of more room to grow, this property offers the ideal blend.

The property comprises: Ground floor: entrance, lounge, dining room and spacious kitchen/dining/living. First floor: three bedrooms, bathroom and separate wc. Exterior: large rear garden. Upvc double glazing and gas central heating.

Entrance:

Composite door into inner lobby, period tiled floor and part wall tiled. Door into inner hall, understairs storage cupboard and central heating radiator.

Lounge:

14'8" x 11'7" (4.49m x 3.54m)

A front facing room, open fire with tiled inset and wood surround. Upvc double glazed bay window and central heating radiator.

Dining room:

12'2" x 9'6" (3.73m x 2.90m)

A rear facing room, modern electric wall mounted fire, built in storage cupboards, upvc double glazed window and central heating radiator.

Kitchen/dining/living:

27'9" x 9'1" (8.47m x 2.79m)

A spacious rear facing room, fitted with a range of base and wall units, solid wood worktops, Belfast sink unit, electric double oven and hob. Part wall tiled, gas combi boiler, integrated dishwasher and plumbing for washing machine. Two upvc double glazed windows, period fireplace, two central heating radiators and upvc double glazed french doors onto the garden.

First floor:

A spacious landing, built in storage cupboards and central heating radiator.

Bedroom:

15'4" x 12'5" (4.68m x 3.79m)

A spacious front facing double room, built in storage cupboard, two upvc double glazed windows and central heating radiator.

Bedroom:

12'3" x 9'5" (3.74m x 2.89m)

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

Bedroom:

8'2" x 5'1" (2.51m x 1.55m)

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

Bathroom:

9'4" x 8'5" (2.86m x 2.59m)

Comprises free standing roll top bath with shower attachment, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

Wc:

4'5" x 3'4" (1.35m x 1.03m)

Wc, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a small walled garden.

Garden:

To the rear of the property is a large established garden. Paved patio, raised pond, lawn, decked patio with gazebo and a summer house.

Notes:

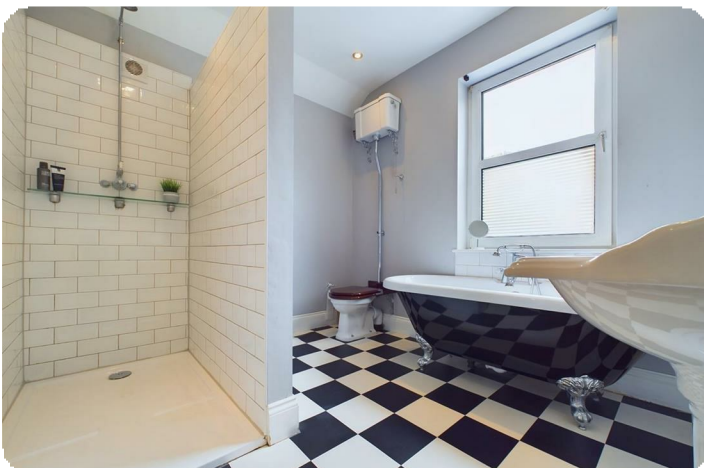
Council tax band: B

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:

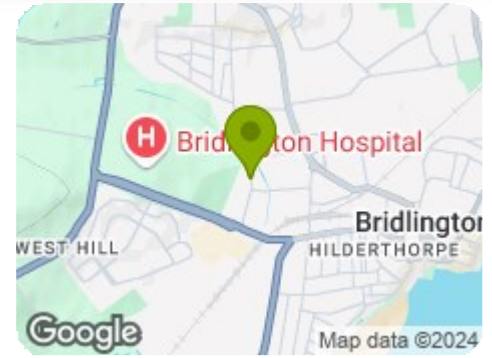
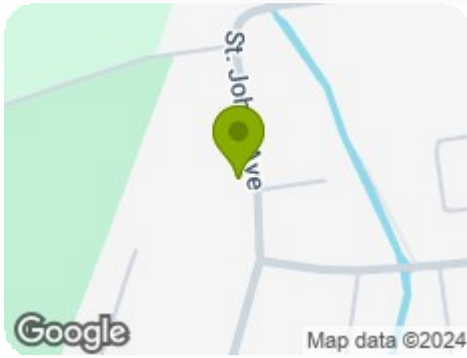
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Road Map

Hybrid Map

Terrain Map



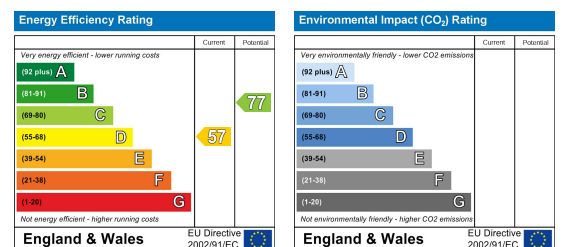
Floor Plan



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



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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