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**3 Clarence Avenue, Bridlington, YO15 3DW**

**Price Guide £139,950**



# 3 Clarence Avenue

Bridlington, YO15 3DW

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Welcome to Clarence Avenue, Bridlington - a spacious six-bedroom semi-detached house.

Although in need of modernisation, this house presents a fantastic opportunity for someone looking to put their own stamp on a property while retaining many original features. From the beautiful fireplaces to the elegant skirting boards, coving, and cornices, this house exudes character and potential.

Situated on the south side of Bridlington within approx 500 yards of the harbour, south foreshore and easy access to the town centre.

The property comprises: Ground floor: lounge, dining room and kitchen. First floor: three bedrooms, bathroom and separate wc. Second floor: three further bedrooms. Exterior: gardens. Upvc double glazing and gas central heating. No ongoing chain.

## Entrance:

Upvc double glazed door into inner porch. Door into inner hall, understairs storage cupboard and central heating radiator.

## Lounge:

15'3" x 11'9" (4.65m x 3.60m)

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

## Dining room:

12'5" x 10'3" (3.79m x 3.13m)

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

## Kitchen:

13'7" x 7'11" (4.15m x 2.43m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob, part wall tiled, two upvc double glazed windows and upvc double glazed door onto the rear yard.

## First floor:

Built in storage cupboards and central heating radiator.

## Bedroom:

15'4" x 10'0" (4.68m x 3.05m)

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

## Bedroom:

12'5" x 9'2" (3.81m x 2.80m)

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

## Bedroom:

9'5" x 5'11" (2.88m x 1.82m)

A front facing single room, upvc double glazed window.

## Bathroom:

9'3" x 9'0" (2.84m x 2.76m)

Comprises walk in shower with electric shower, wash hand basin and upvc double glazed window.

## Wc:

5'6" x 4'7" (1.68m x 1.40m)

Wc and upvc double glazed window.

## Second floor:

Built in storage cupboards and upvc double glazed window.

### Bedroom:

14'11" x 12'3" (4.57m x 3.74m)

A front facing double room, access to the eaves and upvc double glazed window.

### Bedroom:

12'4" x 9'2" (3.77m x 2.81m)

A rear facing double room, period fireplace, built in storage cupboard upvc double glazed window.

### Bedroom:

10'1" x 8'5" (3.08m x 2.59m)

A rear facing double room, period fireplace, sink unit and upvc double glazed window.

### Exterior:

To the front of the property is a walled garden.

To the rear of the property is walled garden.

## 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:

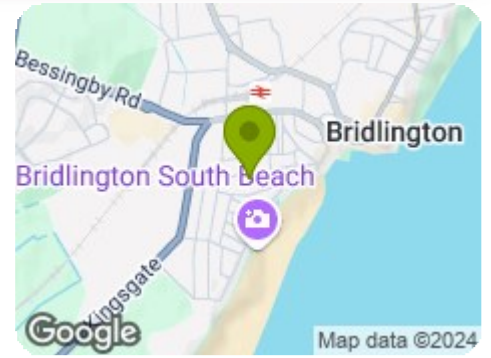
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



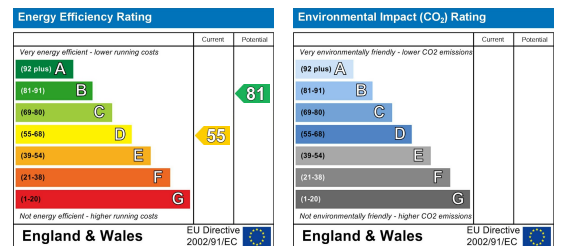
## Floor Plan



## 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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