



**BELT**  
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## 11 Eighth Avenue, Bridlington, YO15 2LG

Price Guide £260,000



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Welcome to Eighth Avenue, Bridlington - a semi-detached house located in the prime area of the avenues.

The modernised interior of this house creates a light and airy atmosphere. The separate one-bedroom annexe is a fantastic addition, ideal for multi-generational living or even as a holiday let for those looking to explore the beautiful surroundings of Bridlington.

Situated in the sought-after 'The Avenues' area on Bridlington's north side. It's conveniently located near the North Beach, cliff-top walks, Sewerby Village, and the promenade leading to the town centre.

The property comprises; Ground floor: lounge, sitting area, dining area and modern kitchen. First floor: three bedrooms and modern house bathroom. Exterior: gardens, private driveway with ample parking and annexe: kitchenette/living area and separate wc. Upvc double glazing and gas central heating.

Whether you're looking for an ideal family home or a property with great potential for additional income, this semi-detached house on Eighth Avenue ticks all the boxes. Don't miss out on the opportunity to make this house your own.

## Entrance:

Composite door onto inner hall, understairs storage cupboard, upvc double glazed window and central heating radiator.

## Lounge:

12'5" x 12'2" (3.79m x 3.71m)

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

## Dining/sitting area:

18'2" x 11'11" (5.55m x 3.65m)

A rear facing room, inset log burning stove, velux window, central heating radiator and upvc double glazed french doors onto the garden.

## Kitchen:

14'4" x 6'9" (4.37m x 2.07m)

Fitted with a range of modern base and wall units, solid wood worktops, one and a half sink unit, electric oven and hob with extractor over. Understairs storage cupboard, tiled floor, integrated washing machine, gas boiler, two upvc double glazed windows and upvc double glazed door to the side elevation.

## First floor:

Upvc double glazed window.

## Bedroom:

12'4" x 10'1" (3.77m x 3.09m)

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

## Bedroom:

12'2" x 9'9" (3.71m x 2.98m)

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

## Bedroom:

8'2" x 6'10" (2.49m x 2.10m)

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

## Bathroom:

6'7" x 6'3" (2.03m x 1.93m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and ladder radiator.

## Annexe:

Bedroom or living area with kitchenette, upvc double glazed windows



### **Kitchenette/living area:**

19'0" x 9'1" (5.81m x 2.77m)

Bedroom/living area with kitchenette, upvc double glazed windows and upvc double glazed french doors to the garden.

### **Wc:**

4'7" x 3'8" (1.41m x 1.13m)

Wc, wash hand basin and upvc double glazed door onto the garden.

### **Exterior:**

To the front of the property is a walled and pebbled parking area. To the side elevation is a private driveway with ample parking.

### **Garden:**

To the rear of the property is a private fenced garden. Decked patio with artificial grass, paved area, further decked patio and a shed.

### **Notes:**

Council tax band: B

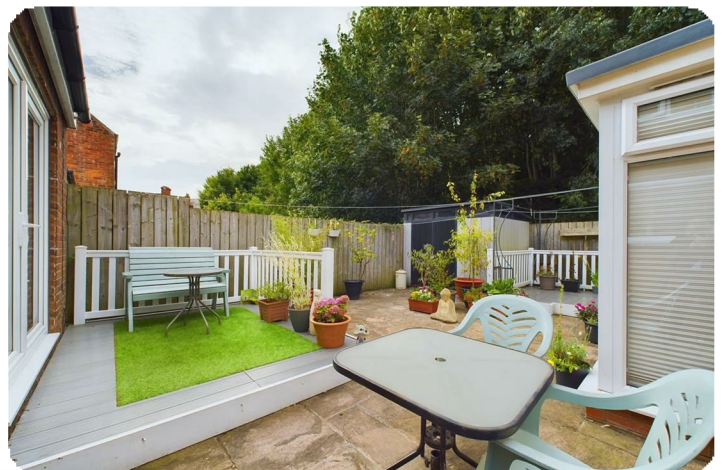
### **Purchase procedure**

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:**

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



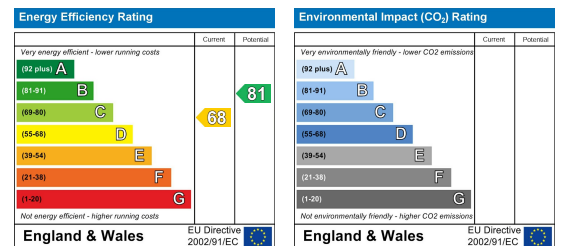
## Floor Plan



## 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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