



**BELT**  
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**40 Avocet Way, Bridlington, YO15 3NT**

**Price Guide £195,000**



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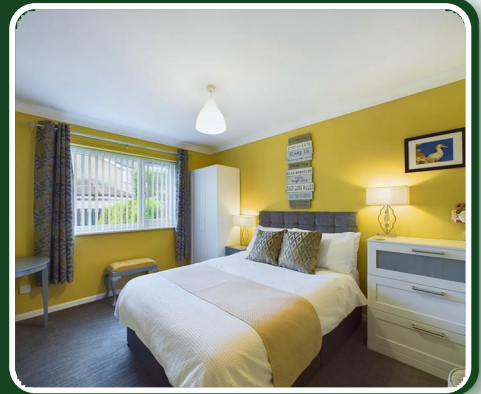


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# 40 Avocet Way

Bridlington, YO15 3NT

**Price Guide £195,000**



This beautifully presented two-bedroom semi-detached bungalow is located on a modern development on Bridlington's south side, near the Belvedere Golf Course. It offers easy access to the south beach and the main roads to Beverley and Hull. Additionally, it is situated on a regular bus route that includes stops and hails to the town centre and seafront.

The property comprises: separate wc, spacious lounge/diner, modern kitchen, two double bedrooms and modern bathroom. Exterior: gardens, private driveway with ample parking and car port. Upvc double glazing and gas central heating.

With no ongoing chain, the process of making this bungalow your home is made even smoother.

## **Entrance:**

Upvc double glazed door into inner hall, two large built in storage cupboards and central heating radiator.

## **Wc:**

6'6" x 3'3" (2.00m x 1.00m)

Wc, wash hand basin with vanity unit, part wall tiled, upvc double glazed window and central heating radiator.

## **Lounge/diner:**

19'5" x 10'0" (5.93m x 3.07m)

A spacious front facing room, electric fire with marble inset and wood surround. Upvc double glazed window and central heating radiator.

## **Kitchen:**

9'6" x 7'11" (2.91m x 2.42m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer, gas boiler, alarm panel, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

## **Inner hall:**

Built in storage cupboard housing hot water store, access to loft space with pull down ladder.

## **Bedroom:**

12'2" x 9'0" (3.72m x 2.76m)

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

## **Bedroom:**

9'8" x 9'2" (2.95m x 2.81m)

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

## **Bathroom:**

7'3" x 6'2" (2.21m x 1.90m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin with vanity. Part wall tiled, wall panelling, extractor, shaver socket, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a open plan garden with lawn, borders of pebbles, shrubs and bushes. To the side elevation is a private paved driveway with ample parking and car port. A water point.

### Garden:

To the rear of the property is a low maintenance fenced garden. Lawn, pebbled and paved areas, borders of shrubs and bushes. A timber built shed.

### Notes:

Council tax band:

### 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



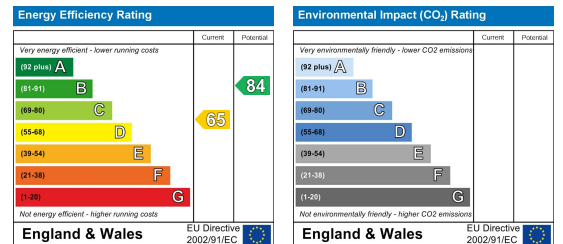
### Floor Plan



### 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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