



## 30 Fifth Avenue, Bridlington, YO15 2LJ

Offers Over £300,000



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Welcome to Fifth Avenue in Bridlington, a prime location for this two bedroom detached bungalow.

The property has been lovingly renovated by the current owners over recent years, ensuring that it combines character with contemporary comforts seamlessly. With a spacious layout and a well-thought-out design, this bungalow is perfect for those seeking a peaceful retreat by the coast.

Situated on the "Avenues," near Bridlington's North Bay, offering cliff-top walks to Sewerby and a promenade leading to the town centre.

The property comprises: lounge, dining room, kitchen/diner, two double bedrooms and bathroom. Exterior: gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating radiator.

The absence of an ongoing chain further simplifies the buying process, allowing you to make this charming bungalow your new home without delay.

#### **Entrance:**

Upvc double doors into inner porch. Door into inner hall, two central heating radiators.

#### **Lounge:**

12'10" x 11'10" (3.92m x 3.61m)

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

#### **Dining room:**

11'10" x 11'3" (3.63m x 3.45m)

A side facing room, inset gas fire, built in storage cupboards, upvc double glazed window and central heating radiator.

#### **Kitchen/diner:**

11'11" x 9'3" (3.65m x 2.82m)

Fitted with a range of base and wall units, composite sink unit, electric cooker with extractor over, part wall tiled, plumbing for washing machine and integrated fridge. Gas boiler, upvc double glazed window, upvc double glazed bay window, central heating radiator and upvc double glazed door to the side elevation.

#### **Bedroom:**

13'0" x 11'8" (3.97m x 3.57m)

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

#### **Bedroom:**

14'3" x 10'2" (4.35m x 3.11m)

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

#### **Bathroom:**

8'5" x 5'2" (2.59m x 1.60m)

Comprises a modern suite, bath, shower cubicle with electric shower over, wc and wash hand basin. Full wall tiled, extractor, built in storage cupboard housing hot

water store, two upvc double glazed windows and central heating radiator.

### **Exterior:**

To the front of the property is a walled garden area with lawn and shrubs and bushes.

To the side elevation is a private paved driveway for parking leading to the garage.

### **Garden:**

To the rear of the property is a fenced enclosed garden. Patio to lawn with borders of shrubs and bushes.

### **Garage:**

Up and over door, power and lighting.

### **Notes:**

Council tax band: D

### **Purchase procedure**

On acceptance of any offer in order to comply with

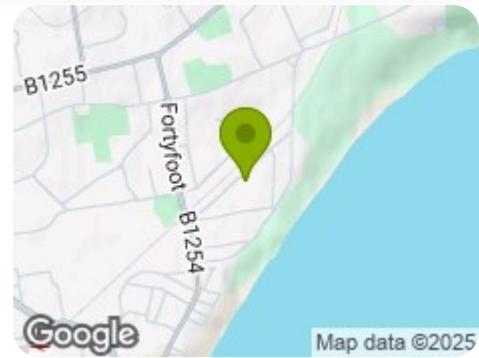
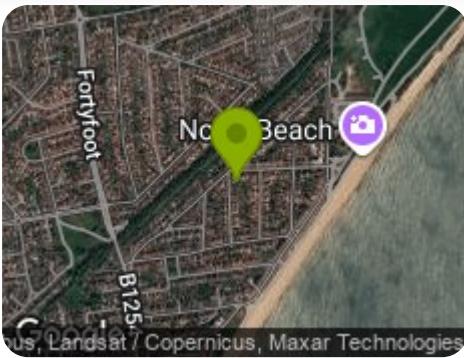
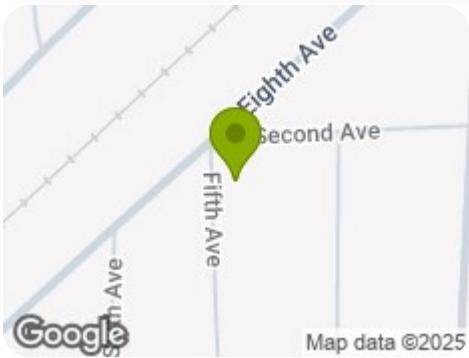
current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

### **General Notes:**

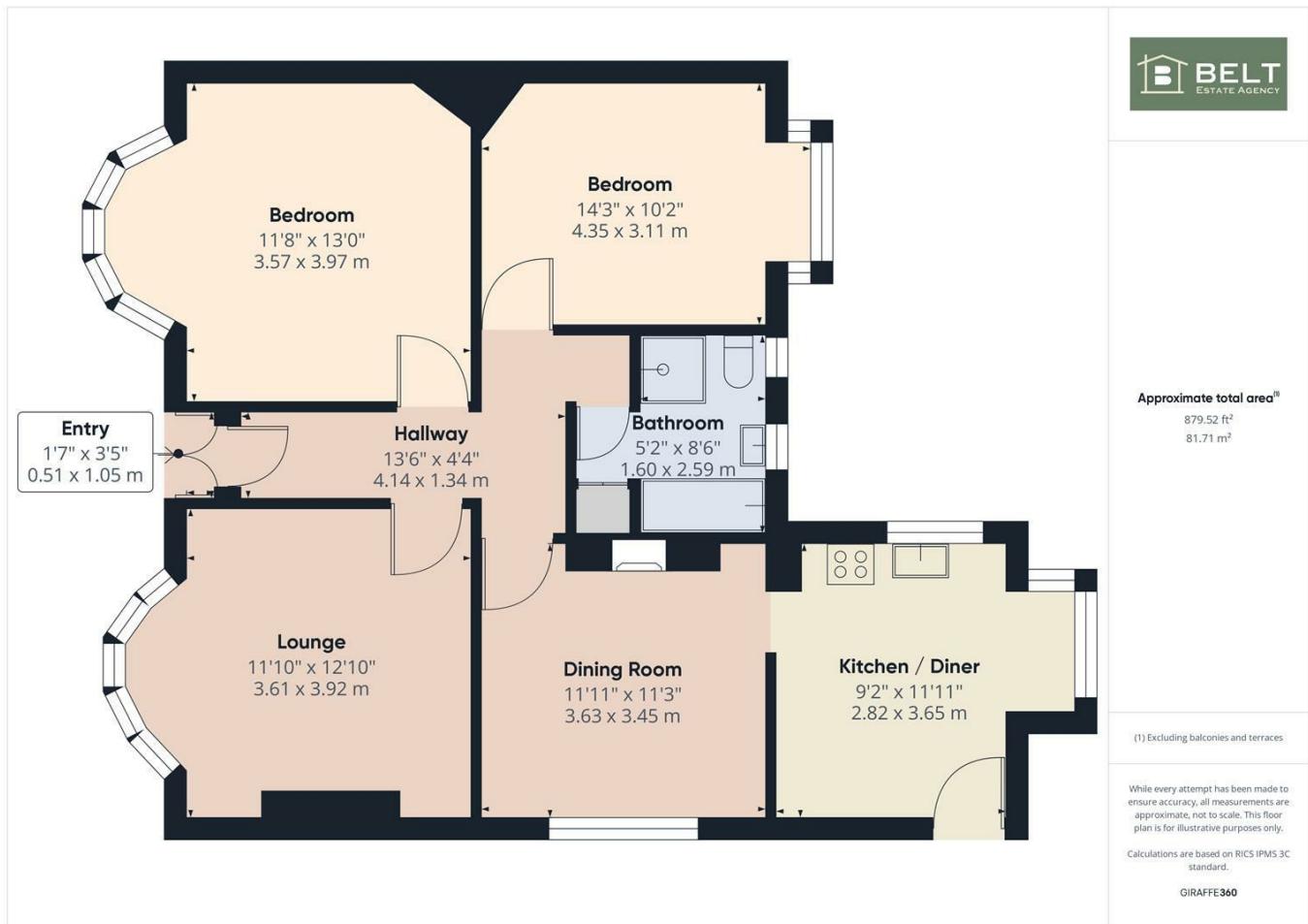
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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





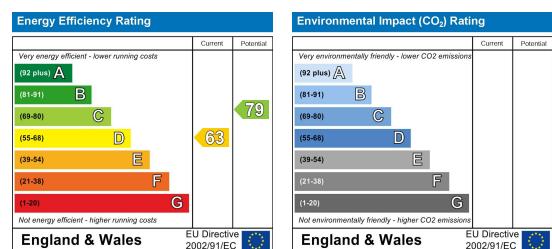
## Floor Plan



## 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.