



**3 Byass Avenue, Bridlington, YO16 7JG**

**Price Guide £175,000**



# 3 Byass Avenue

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Welcome to Byass Avenue, Bridlington - a detached bungalow that offers a cozy and convenient living space. This bungalow offers a well-proportioned living space that is easy to maintain. Parking is made easy with space for 1 vehicle, ensuring you never have to worry about finding a spot after a long day.

Situated in a good handy residential location just off Queensgate, this property is close to local shops, bus routes, and local parks, making daily errands a breeze. Additionally, with easy access to the town centre, you'll have all amenities within reach.

This property comes with no ongoing chain, making the buying process smooth and hassle-free.

The property comprises: lounge, dining room, kitchen, sun room, two double bedrooms and bathroom. Exterior: gardens and private driveway. Upvc double glazing and gas central heating.

Don't miss the opportunity to own this delightful detached bungalow in a prime location. Book a viewing today and envision the potential this property holds for you!

## **Entrance:**

Double doors into inner porch. Door into inner hall, central heating radiator.

## **Lounge:**

**10'8" x 10'0" (3.26m x 3.06m)**

A rear facing room, electric fire with tiled inset and wood surround. Upvc double glazed window, central heating radiator and double sliding doors into the dining room.

## **Dining room:**

**10'9" x 10'1" (3.28m x 3.08m)**

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

## **Kitchen:**

**9'3" x 7'5" (2.83m x 2.28m)**

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer and upvc double glazed window.

## **Sun room:**

**7'0" x 5'7" (2.15m x 1.72m)**

Over looking the garden, tiled floor, upvc double glazed windows and upvc double glazed door.

## **Bedroom:**

**11'11" x 9'7" (3.65m x 2.93m)**

A front facing double room, built wardrobe and cupboards. Upvc double glazed window and central heating radiator.

## **Bedroom:**

**10'0" x 9'6" (3.06m x 2.92m)**

A front facing double room, built wardrobe and cupboards. Upvc double glazed window and central heating radiator.



### **Bathroom:**

7'4" x 5'3" (2.25m x 1.62m)

Comprises walk in shower with electric shower, wc and wash hand basin. Full wall tiled, built in storage cupboard, extractor, upvc double glazed window and central heating radiator.

### **Exterior:**

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

To the side elevation is a private driveway for parking.

### **Garden:**

To the rear of the property is a fenced enclosed garden. Mainly paved with borders of shrubs and bushes. A timber shed.

### **Notes:**

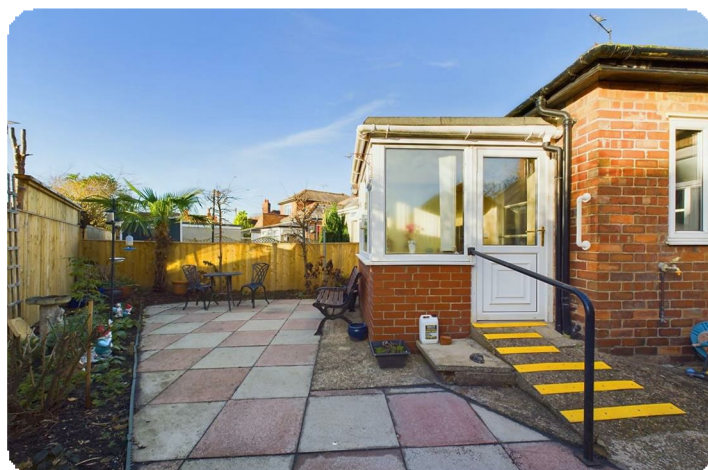
Council tax band: B

### **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.



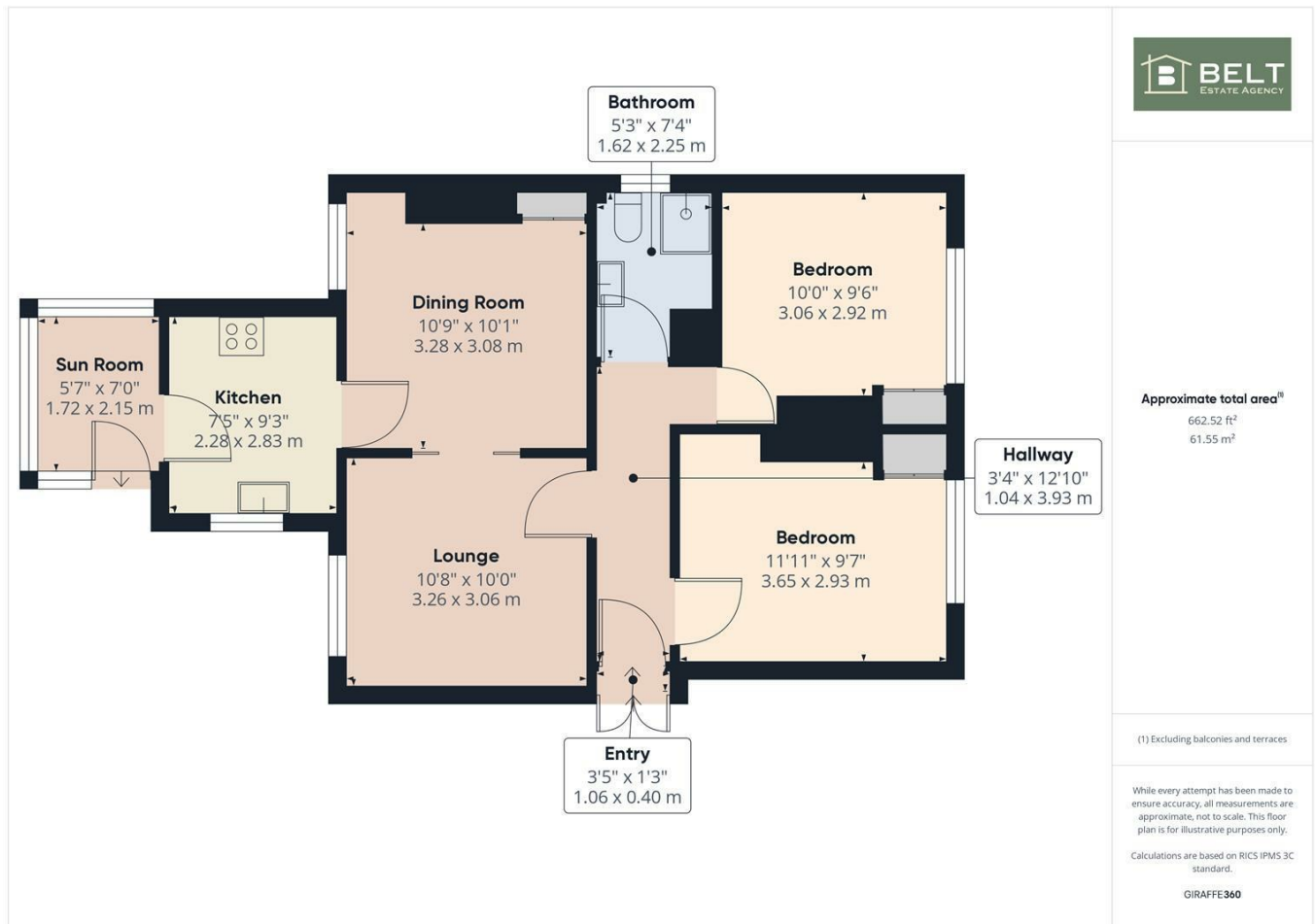
Road Map

Hybrid Map

Terrain Map



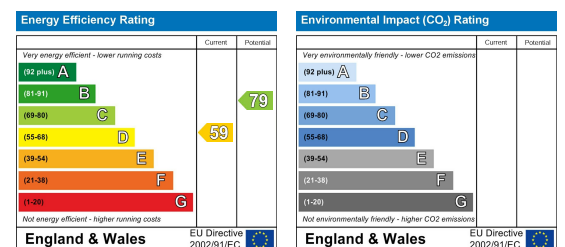
## Floor Plan



## 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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