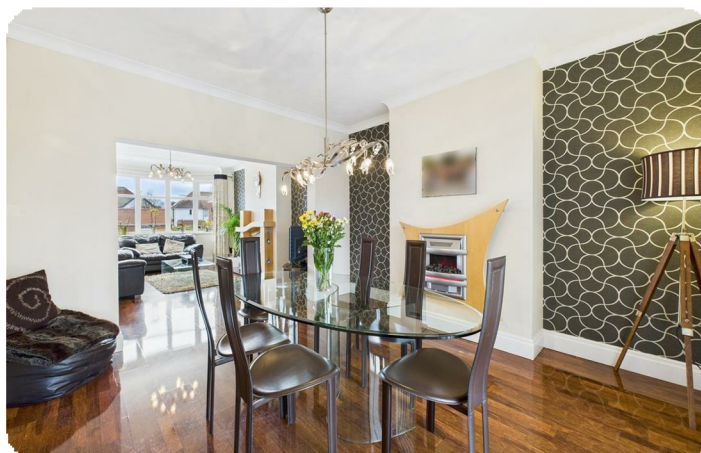




45 First Avenue, Bridlington, YO15 2JR

Price Guide £299,950



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Welcome to the desirable First Avenue of Bridlington, this beautifully presented semi-detached house offers a perfect blend of charm and modern living. Built in 1935, the property boasts a generous living accommodation making it an ideal family home. The property has three spacious reception rooms that provide ample room for relaxation and entertaining. The three bedrooms are also of good size, ensuring comfort for all family members. The well-designed layout allows for a seamless flow throughout the home, enhancing the overall living experience.

One of the standout features of this property is the stunning rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. It is a perfect setting for summer barbecues.

Situated in a prime location on the north side of Bridlington, this home is conveniently close to the picturesque north beach and the scenic cliff top walks. The village of Sewerby is just a short distance away, and the town centre is easily accessible, providing amenities.

If you are looking for a family home this semi-detached house on First Avenue is sure to impress.

Entrance:

Composite door into a spacious inner hall, two understairs storage cupboards, upvc double glazed window and central heating radiator.

Lounge:

15'9" x 11'10" (4.82m x 3.61m)

A spacious front facing room, gas fire in a modern surround, upvc double glazed bay window, central heating radiator and archway into the dining room.

Dining room:

12'7" x 11'10" (3.86m x 3.61m)

A spacious rear facing room, modern electric wall mounted fire, central heating radiator and upvc double glazed patio doors into the conservatory.

UPVC conservatory:

10'2" x 9'1" (3.12m x 2.78m)

Over looking the garden, central heating radiator and french doors.

Kitchen:

17'4" x 8'0" (5.30m x 2.44m)

Fitted with a range of base and wall units, under cupboard lighting, stainless steel one and a half sink unit, electric Neff oven, gas hob with stainless steel extractor over. Integrated dishwasher, fridge and Neff microwave. Part wall tiled, breakfast bar, upvc double glazed window and vertical radiator.

First floor:

Upvc double glazed stained glass window, central heating radiator. Access to a boarded loft space with two velux windows, gas combi boiler fitted 2024, upvc double glazed window and central heating radiator.

Bedroom:

18'0" x 10'11" (5.49m x 3.33m)

A spacious front facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed bay window and central heating radiator.

Bedroom:

12'9" x 10'7" (3.89m x 3.24m)

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

Bedroom:

9'9" x 7'8" (2.98m x 2.34m)

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

Bathroom:

16'5" x 7'6" (5.02m x 2.29m)

Comprises a modern suite, jacuzzi bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a walled low maintenance paved garden.

Garden:

To the rear of the property is a beautiful private garden. Decked patio to lawn, a pond, well stocked borders of shrubs and bushes. Brick built workshop, timber built shed, outside outhouse utility with plumbing for washing machine.

Notes:

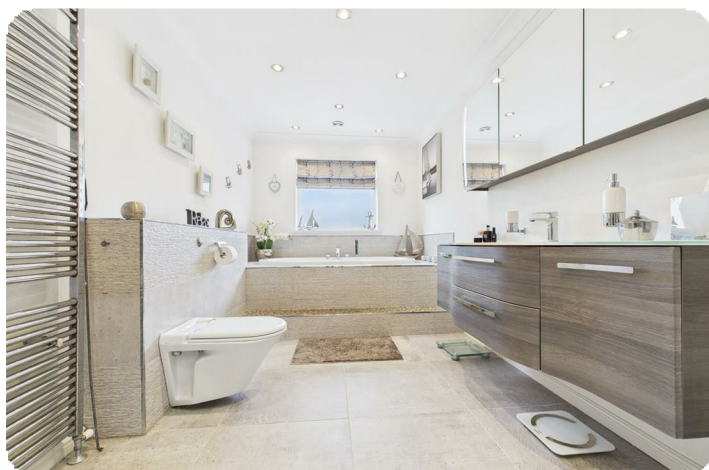
Council tax band:

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:

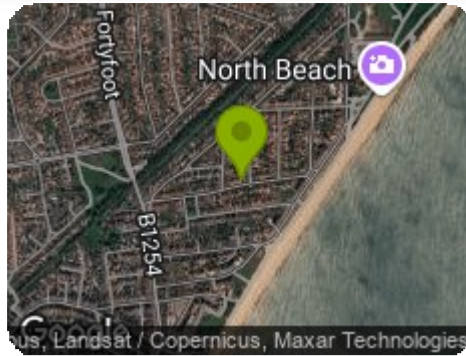
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



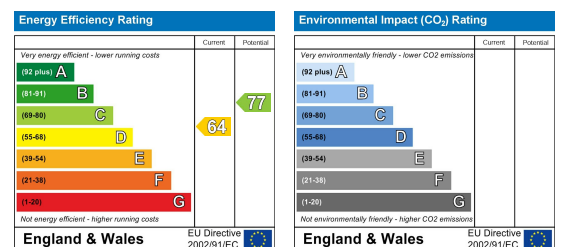
Floor Plan



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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