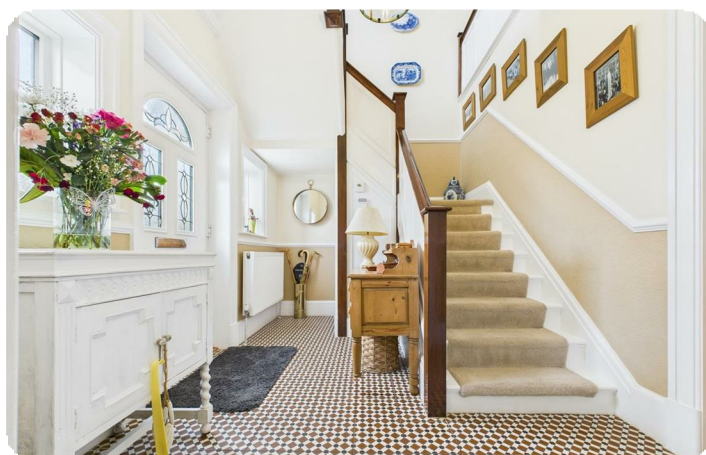




**6 Sixth Avenue, Bridlington, YO15 2LH**

**Price Guide £349,950**

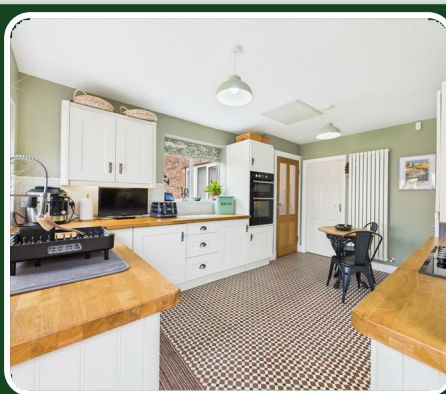




# 6 Sixth Avenue

Bridlington, YO15 2LH

## Price Guide £349,950



Welcome to the highly sought-after residential area of 'The Avenues' on the north side of Bridlington, this beautifully presented detached house offers a perfect blend of traditional charm and modern convenience.

The property features two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, this home is an excellent choice for families seeking comfort and space. The bathroom is thoughtfully designed, catering to the needs of everyday life. The property also benefits from solar panels, promoting energy efficiency and sustainability.

One of the standout features of this home is the good-sized sunny rear garden, providing a delightful outdoor space for children to play or for hosting summer gatherings. Additionally, there is private parking available, ensuring convenience for residents and guests alike.

Located close to the north beach, scenic cliff-top walks, and the village of Sewerby. The promenade leading to the town centre offers a pleasant stroll, making it easy to enjoy the local amenities and attractions.

Do not miss the opportunity to make this wonderful house your new home.

### Entrance:

Composite door into a spacious inner hall, feature tiled floor, two upvc double glazed windows and central heating radiator.

### Lounge:

20'5" x 12'9" (6.24m x 3.90m)

A spacious double aspect room, electric fire in a marble surround, upvc double glazed bay window, central heating radiator and upvc double glazed french doors onto the garden.

### Dining room:

12'9" x 11'10" (3.90m x 3.61m)

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

### Kitchen/diner:

14'6" x 10'7" (4.42m x 3.24m)

Fitted with a range of modern base and wall units, solid wood worktops, Belfast sink unit, under cupboard lighting, electric double oven, gas hob with extractor over. Part wall tiled, feature floor tiled, integrated fridge, freezer, washing machine and dishwasher. Three upvc double glazed windows, vertical radiator and upvc double glazed door onto the garden.

### Wc:

5'4" x 3'2" (1.64m x 0.99m)

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

### First floor:

A spacious galleried landing, upvc double glazed window, central heating radiator and utility cupboard with upvc double glazed window and central heating radiator.

### Bedroom:

18'9" x 12'9" (5.72m x 3.90m)

A spacious double aspect room, two upvc double glazed windows and central heating radiator.

### Bedroom:

11'11" x 9'7" (3.64m x 2.93m)

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

### Bedroom:

9'4" x 8'1" (2.86m x 2.47m)

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

### Bathroom:

9'2" x 8'5" (2.81m x 2.58m)

Comprises a modern suite bath, shower cubicle with plumbed in shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a walled garden.

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

### Garden:

To the rear of the property is a good size garden. Large block paved patio, lawn, a pond and borders of shrubs and bushes. A timber built summer house with bar area.

### Garage:

Electric roller door, upvc double glazed window and gas combi boiler.

### Notes:

Council tax band: D

NOTE: the property has solar panels.

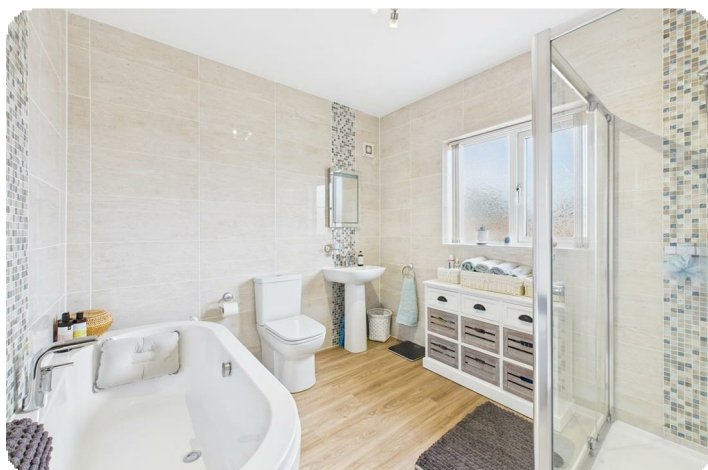
NOTE the property has an alarm system.

### 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.

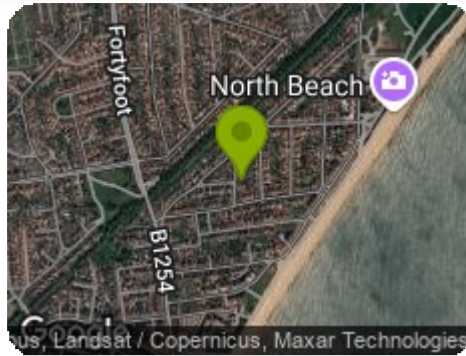




Road Map

Hybrid Map

Terrain Map



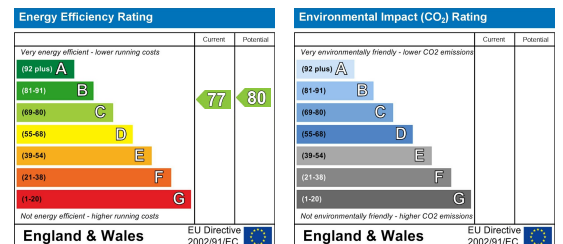
## Floor Plan



## 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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