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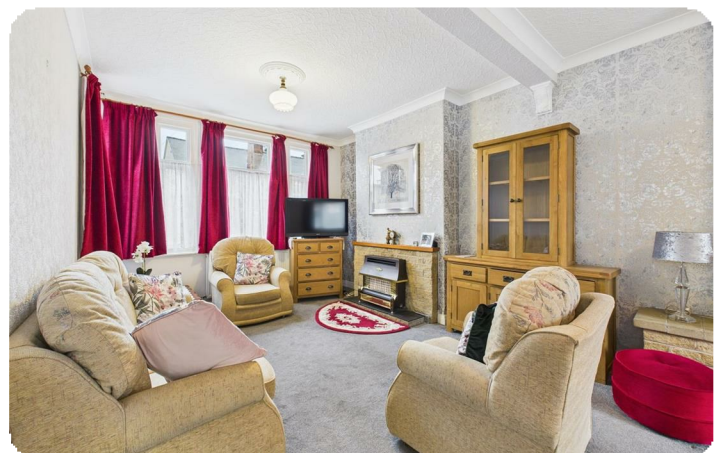
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39 Midway Avenue, Bridlington, YO16 4NU

Price Guide £175,000



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PROTECTED

39 Midway Avenue

Bridlington, YO16 4NU

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Welcome to Midway Avenue in Bridlington, this detached house presents an excellent opportunity for first-time buyers seeking a home to make their own.

The property boasts three well-proportioned bedrooms, a spacious reception room, and a bathroom, providing ample space for both relaxation and entertaining.

The location is particularly advantageous, with local schools, a supermarket, and a railway station all within easy reach. Additionally, the health centre and various local shops are conveniently nearby, ensuring that all your daily needs are met. The town centre is also just a short distance away, offering a array of amenities and services.

This property is a blank canvas, allowing you the freedom to personalise and enhance it to your taste. With no ongoing chain, you can move in without delay and start creating your ideal living space. Whether you are looking to settle down or invest, this home on Midway Avenue is a wonderful choice that combines convenience, and potential. Don't miss the chance to view this promising property.

Entrance:

Door into inner hall, understairs storage cupboard and central heating radiator.

Lounge/diner:

23'4" x 14'7" (7.12m x 4.45m)

A spacious through lounge/diner.

Lounge: gas fire in a stone surround, upvc double glazed bay window and central heating radiator.

Dining area: gas fire in a stone surround, upvc double glazed window and central heating radiator.

Kitchen:

11'11" x 5'1" (3.64m x 1.56m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, two upvc double glazed windows and chrome ladder radiator.

Utility area:

5'10" x 3'9" (1.78m x 1.16m)

Plumbing for washing machine, upvc double glazed window and door onto the garden.

Bathroom:

5'10" x 5'4" (1.79m x 1.63m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, upvc double glazed window and electric fan heater.

First floor:

Upvc double glazed window and central heating radiator.

Bedroom:

15'4" x 10'10" (4.68m x 3.32m)

A spacious front facing double room, built in storage cupboards, two upvc double glazed windows and central heating radiator.

Bedroom:

11'10" x 10'2" (3.61m x 3.10m)

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

Bedroom:

8'5" x 8'2" (2.59m x 2.49m)

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

Exterior:

To the front and side of the property is a walled garden and side access to the rear garden.

Garden:

To the rear of the property is a enclosed fenced garden. Decked patio, lawn and timber built summer house.

Notes:

Council tax band: C

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



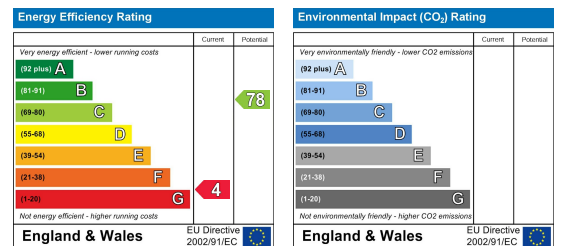
Floor Plan



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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