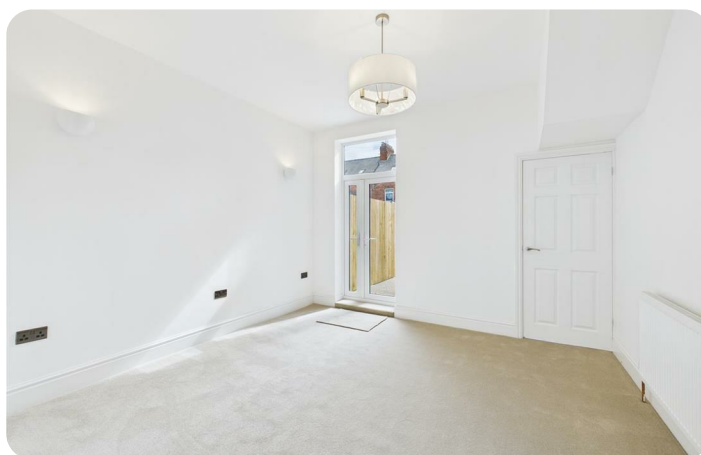




23 Haslemere Avenue, Bridlington, YO15 2EB

Price Guide £164,950



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Welcome to Haslemere Avenue in Bridlington, this beautifully renovated mid-terrace house offers a perfect blend of modern living and convenient location.

The property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample space for families or those seeking a home office.

The current owners have meticulously upgraded the property, ensuring it meets the highest standards. The house has undergone a complete re-wire, and features a brand-new kitchen, utility room, and bathroom. Fresh flooring and tasteful redecoration throughout create a welcoming atmosphere, while the new heating system and windows enhance comfort and energy efficiency.

Situated just a stone's throw from the picturesque north foreshores, this home is also conveniently located near the town centre. Residents will appreciate the proximity to a variety of amenities, including a leisure centre, train station, bus station, and supermarket, making daily life both easy and enjoyable.

With no ongoing chain, this property presents an excellent opportunity for prospective buyers. Don't miss the chance to make this stunning property your own.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

11'9" x 11'7" (3.59m x 3.55m)

A front facing room, upvc double glazed bay window, central heating radiator and archway into the dining room.

Dining room:

12'0" x 11'3" (3.68m x 3.44m)

A rear facing room, central heating radiator and upvc double glazed door onto the rear courtyard.

Kitchen:

11'5" x 8'3" (3.50m x 2.52m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, understairs storage cupboard, space for fridge/freezer, two upvc double glazed windows and central heating radiator.

Utility:

8'9" x 5'0" (2.69m x 1.54m)

Fitted with modern base units, stainless steel sink unit, part wall tiled, gas boiler, plumbing for washing machine, upvc double glazed window and central heating radiator.

First floor:

Bedroom:

14'2" x 11'8" (4.33m x 3.58m)

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

Bedroom:

11'0" x 8'7" (3.37m x 2.62m)

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

Bathroom:

8'9" x 7'3" (2.68m x 2.23m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, LED vanity mirror, upvc double glazed window and column radiator.

Wc:

5'0" x 2'5" (1.53m x 0.75m)

Wc, full wall tiled and upvc double glazed window.

Second floor:

Velux window.

Bedroom:

15'4" x 10'1" (4.68m x 3.09m)

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

Bedroom:

11'0" x 9'8" (3.37m x 2.95m)

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

Exterior:

To the front of the property is a small walled frontage.

To the rear of the property is fenced courtyard and water point.

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



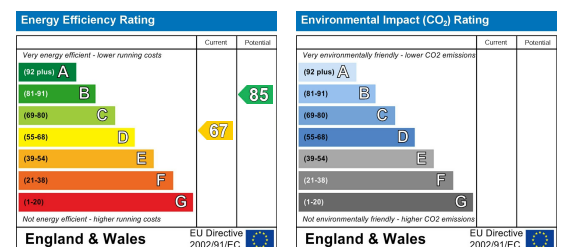
Floor Plan



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.