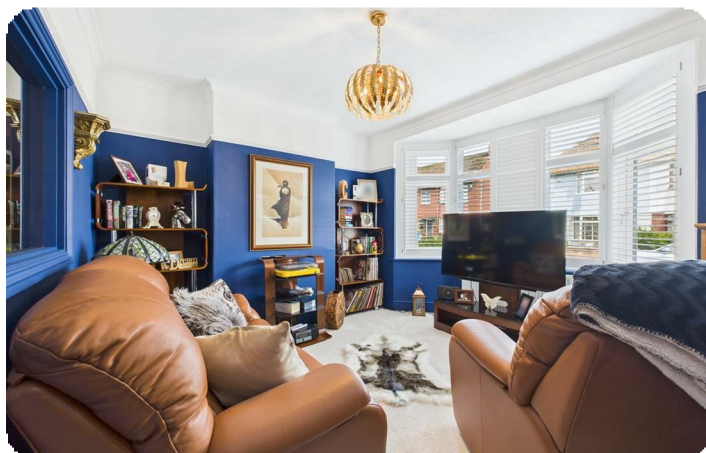




9 Trinity Avenue, Bridlington, YO15 2HD

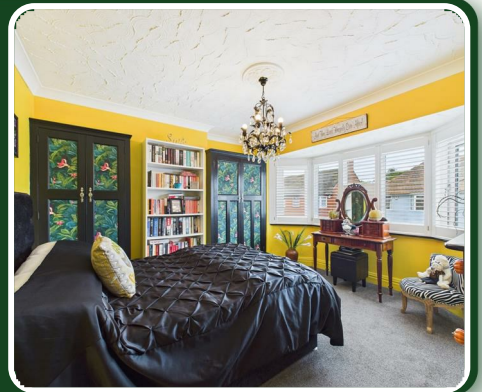
Price Guide £270,000



9 Trinity Avenue

Bridlington, YO15 2HD

Price Guide £270,000



Welcome to Trinity Avenue in the coastal town of Bridlington. An extended semi detached house situated in a cul-de-sac location within walking distance to the town centre, train station and close to the North Beach and foreshores.

The property boasts a comfortable lounge, four generous sized bedrooms, two bathrooms, private rear garden, parking and a garage.

The current owners have modernised the property ensuring a fresh and contemporary feel throughout.

The highlight of the property is the ground floor extension that creates open plan kitchen/dining/living with bi-folding doors onto the garden providing a seamless transition between indoor and outdoor living spaces perfect for entertaining guests or simply relaxing with your family.

This home is an excellent choice for families seeking comfort and space.

Must be viewed to appreciate what's on offer.

Entrance:

Composite door into spacious inner hall, feature wall panelling, upvc double glazed window and central heating radiator.

Lounge:

12'5" x 12'4" (3.79m x 3.77m)

A front facing room, upvc double glazed bay window with shutter blinds and central heating radiator.

Wc:

6'3" x 3'4" (1.92m x 1.03m)

Wc, wash hand basin, extractor, understairs storage cupboard and central heating radiator.

Open plan kitchen/dining/living:

Kitchen:

24'3" x 18'2" (7.40m x 5.54m)

Fitted with a range of modern base and wall units, granite work tops, central island, ceramic one and a half sink unit, free standing Stoves cooker with extractor above. Upvc double glazed window, sky light, integrated fridge/freezer and dishwasher.

Living area:

Inset multi fuel burning stove and vertical radiator.

Dining area:

Three sky light windows and bi-folding doors onto the garden.

First floor:

Access to part boarded and fully insulated loft space by drop down ladder, power and lighting.

Bedroom:

12'7" x 11'2" (3.85m x 3.41m)

A front facing double room, built in wardrobes, upvc double glazed window with shutter blinds and central heating radiator.

Bedroom:

12'3" x 8'11" (3.75m x 2.74m)

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

Bedroom:

13'6" x 9'10" (4.13m x 3.02m)

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

En-suite:

9'6" x 6'9" (2.92m x 2.08m)

Comprises modern suite, bath with plumbed shower over, wc and wash hand basin. Wall panelling, extractor, upvc double glazed window and central heating radiator.

Bedroom:

8'3" x 6'10" (2.52m x 2.09m)

A front facing single room, built in hanging rails, upvc double glazed window and central heating radiator.

Bathroom:

8'6" x 5'4" (2.61m x 1.64m)

Comprises modern suite, walk in shower with plumbed shower, wc and wash hand basin. Part wall tiled, wall panelling, extractor, upvc double glazed window and column radiator.

Exterior:

To the front of the property is private parking.

Garden:

To the rear of the property is a private fenced garden. Indian stone patio to lawn with raised borders of shrubs and bushes. Water point and power point.

Garage:

19'10" x 13'9" (6.06m x 4.21m)

Up and over door, power, lighting, gas combi boiler, plumbing for washing machine and upvc double glazed door onto the rear garden.

Notes:

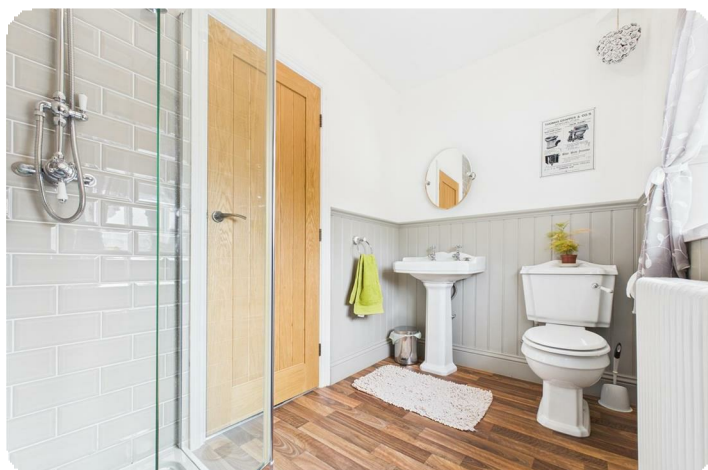
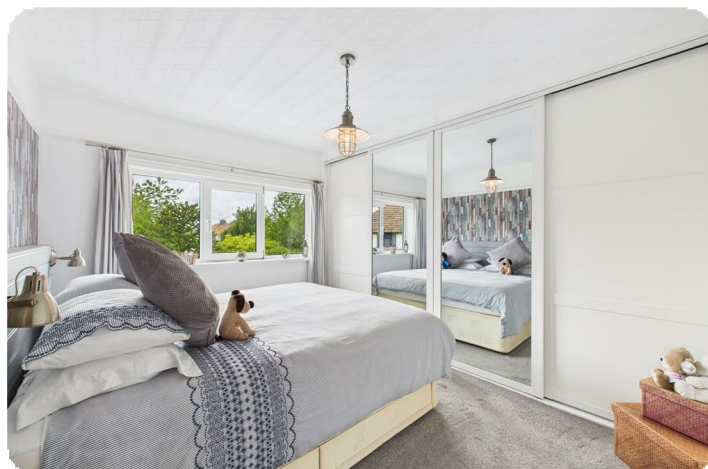
Council tax band C

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



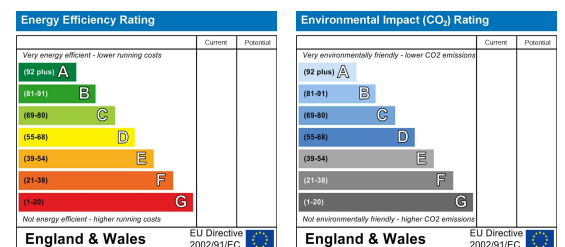
Floor Plan



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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