



62 Harewood Avenue, Bridlington, YO16 7QD

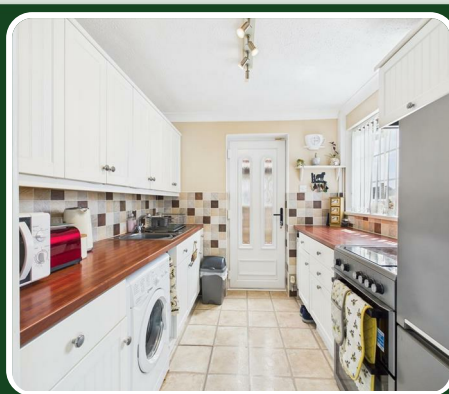
Price Guide £179,500



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Welcome to Harewood Avenue in Bridlington, this semi-detached bungalow offers a perfect blend of comfort and convenience.

The property features a spacious reception room that provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests.

With two bedrooms, this bungalow is particularly suited for those looking to downsize. The well-presented interiors ensure that you can move in with ease, as the property is in excellent condition throughout. The bathroom is thoughtfully designed, catering to all your needs.

The location is particularly advantageous, being just off Marton Road, which offers easy access to local schools, shops, and bus routes. Additionally, the historic charm of Bridlington's Old Town is within close reach.

This property comes with no ongoing chain, allowing for a smooth and straightforward purchasing process.

Entrance:

Upvc double glazed door into inner hall, central heating radiator and access to a fully boarded loft space by drop down ladder.

Lounge/diner:

17'8" x 10'9" (5.40m x 3.28m)

A spacious front facing room, electric fire in a modern surround, upvc double glazed window and two central heating radiators.

Kitchen:

8'0" x 7'6" (2.44m x 2.30m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

11'9" x 9'8" (3.60m x 2.95m)

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

Bedroom:

9'7" x 7'11" (2.94m x 2.42m)

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

Bathroom:

7'3" x 5'5" (2.23m x 1.66m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Wall panelling, wall tiled, extractor, built in storage cupboard, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn, borders of hedges, shrubs and bushes.

To the side elevation is a private driveway with ample parking and a car port leading to the garage.

Garden:

To the rear of the property is a beautiful established, paved patio to lawn, further paved patio, borders of shrubs and bushes. A summer house and greenhouse.

Garage:

Up and over door, power and lighting.

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.



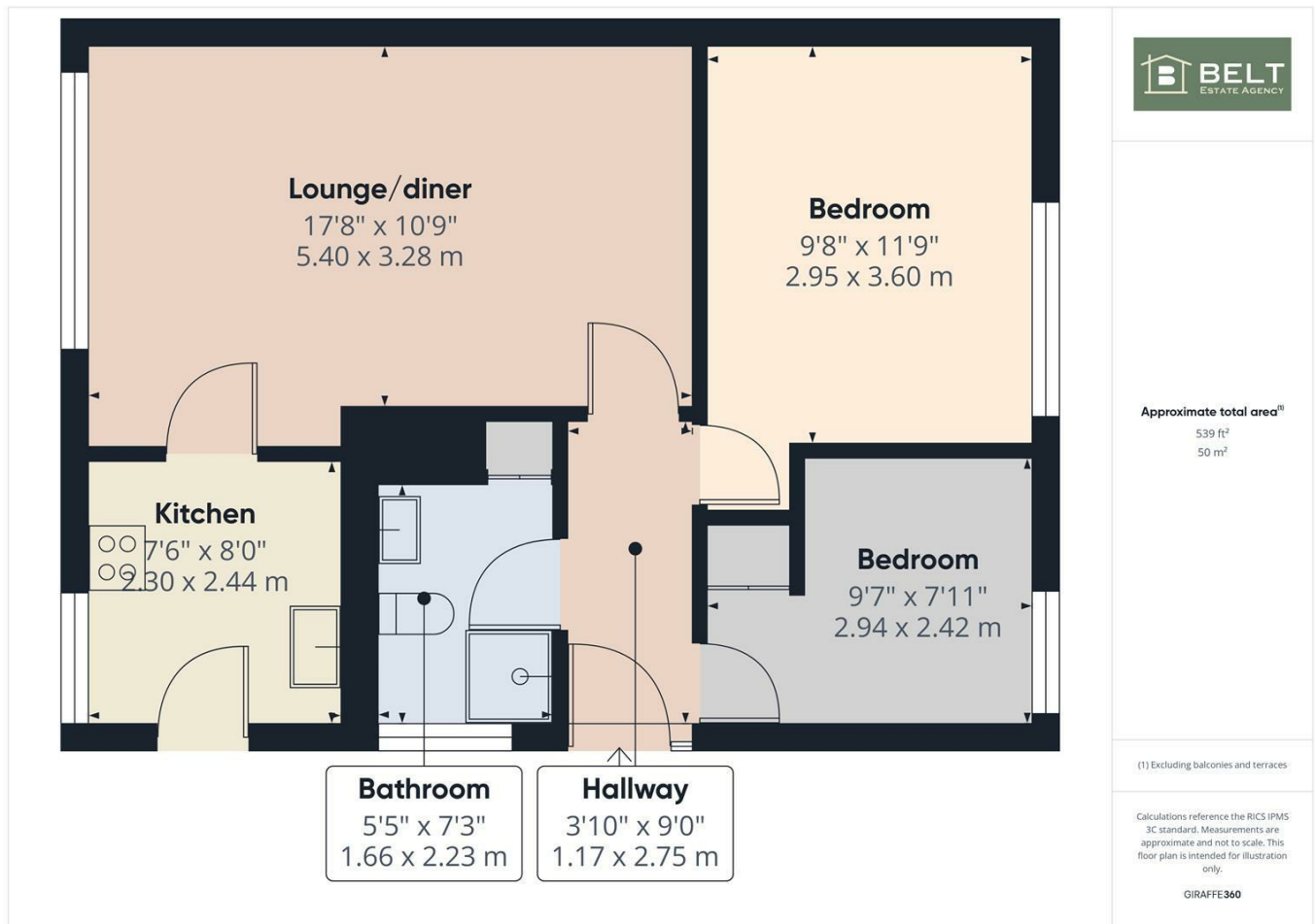
Road Map

Hybrid Map

Terrain Map



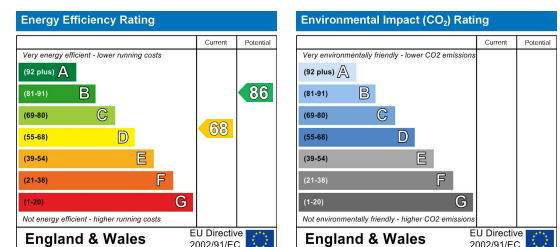
Floor Plan



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.



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