



74 Avocet Way, Bridlington, YO15 3NT

Price Guide £249,950



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Welcome to the area of Avocet Way, Bridlington, this detached bungalow presents an excellent opportunity for those seeking a modern and comfortable home.

With two well-proportioned bedrooms, a stylish bathroom and kitchen, this property has been thoughtfully modernised throughout by the current owners, ensuring it is in move-in condition.

The spacious reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining. The bungalow is set within a modern development on Bridlington's desirable south side, conveniently located near the Belvedere Golf Course. Residents will appreciate the easy access to the beautiful south beach, ideal for leisurely strolls and seaside activities.

For those who require transport links, this property is situated on a regular bus route, offering convenient connections to the town centre and seafront.

Additionally, the main roads to Beverley and Hull are easily accessible.

Parking is a notable feature of this bungalow, with ample space ensuring that both residents and guests can enjoy hassle-free parking.

In summary, this modernised bungalow on Avocet Way is an ideal choice for anyone looking to embrace the coastal lifestyle while enjoying the benefits of a modernised home.

Entrance:

Composite door into inner hall, built in storage cupboard and central heating radiator.

Lounge/diner:

18'7" x 12'0" (5.67m x 3.68m)

A spacious front facing room, gas fire in a marble surround, upvc double glazed bow window and central heating radiator.

Kitchen:

9'0" x 7'6" (2.75m x 2.30m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven and hob with stainless steel extractor over. Gas boiler, plumbing for washing machine and dishwasher. Upvc double glazed window and central heating radiator.

Bedroom:

11'11" x 11'5" (3.65m x 3.48m)

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

Bedroom:

8'5" x 8'5" (2.58m x 2.58m)

A rear facing single room, central heating radiator and upvc double glazed french doors onto the garden.

Bathroom:

6'8" x 5'6" (2.04m x 1.70m)

Comprises a modern suite shower cubicle with plumbed in shower, wc and wash hand basin. Wall panelling, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn, shrubs and bushes. To the side elevation is a private block paved driveway leading to the garage.

Garden:

To the rear of the property is a enclosed garden. Paved patio to lawn with borders of shrubs and bushes.

Garage:

Electric roller door, power and lighting.

Notes:

Council tax band: D

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



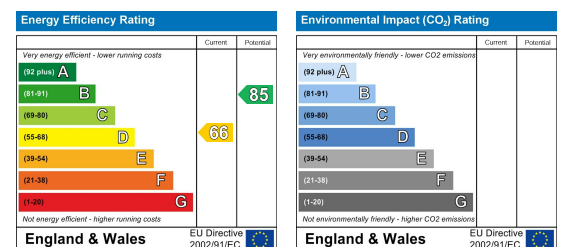
Floor Plan



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



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