



## 2a St. Georges Avenue, Bridlington, YO15 2ED

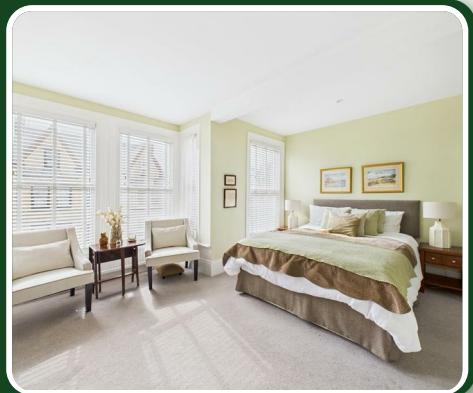
Offers In Excess Of £200,000



# 2a St. Georges Avenue

Bridlington, YO15 2ED

**Offers In Excess Of £200,000**



Welcome to St. Georges Avenue in the coastal town of Bridlington. This property presents an excellent opportunity to acquire a beautifully renovated town house.

Boasting four spacious bedrooms and three well-appointed bathrooms, making it an ideal family home or a perfect retreat for those seeking comfort and style.

As you step inside, you will be greeted by two inviting reception rooms that exude warmth and character, enhanced by many traditional features. The thoughtful renovations ensure that modern living is seamlessly integrated with the property's charm.

The location offers easy access to the town centre, where you will find an array of shops, restaurants, and leisure facilities. Additionally, the stunning north beach is just a short stroll away, perfect for those who enjoy coastal walks and seaside activities.

With no ongoing chain, this property is ready for you to move in and make it your own.

A viewing is essential to fully appreciate the quality and appeal of this home. Do not miss the chance to explore all that this remarkable property has to offer.

#### **Entrance:**

Door into inner lobby, period tiled floor. Door into a spacious inner hall, fireplace with cast iron inset and wood surround. Understairs storage cupboard, feature tiled floor and central heating radiator.

#### **Lounge:**

15'2" x 11'0" (4.63m x 3.37m)

A front facing room, traditional fireplace with brick inset and a period wood surround. Upvc double glazed bay window and double doors into the dining room.

#### **Dining room:**

12'2" x 9'10" (3.71m x 3.02m)

A rear facing room, a traditional fireplace with brick inset and and a period wood surround. Central heating radiator and upvc double glazed doors onto the courtyard.

#### **Kitchen/diner:**

25'4" x 9'4" (7.73m x 2.86m)

Fitted with a range of modern base and wall units, inset stainless steel sink unit, tiled worktops, electric oven, gas hob with stainless steel extractor over. Part wall tiled, floor tiled, integrated dishwasher, period fireplace, two upvc double glazed windows, under floor heating, two central heating radiators and upvc double glazed french doors onto the rear courtyard.

#### **Utility:**

9'2" x 3'8" (2.81m x 1.14m)

Wc, plumbing for washing machine, Belfast sink, tiled floor, composite ladder radiator and upvc double glazed window.

#### **First floor:**

A spacious landing, built in storage cupboard and central heating radiator.

#### **Bedroom:**

9'10" x 8'8" (4.47m x 2.79m)

A spacious front facing double room, upvc double glazed window, upvc double glazed bay window and central heating radiator.

#### **En-suite:**

8'10" x 2'10" (2.71m x 0.88m)

Comprises a modern suite, shower cubicle with electric shower over, wc and wash hand basin. Part wall tiled and composite ladder radiator.

#### **Bedroom:**

12'4" x 10'0" (3.77m x 3.05m)

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

#### **Bedroom:**

9'10" x 8'8" (3.00m x 2.65m)

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

**Bathroom:**

8'7" x 5'6" (2.63m x 1.70m)

Comprises a modern suite, "P" shaped bath with shower with plumbed in shower over, wc and wash hand basin. Part wall tiled, extractor, two upvc double glazed windows and composite ladder radiator.

**Second floor:**

Velux window and central heating radiator.

**Bedroom:**

10'10" x 8'11" (3.32m x 2.72m)

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

**Bathroom:**

14'8" x 9'2" (4.49m x 2.81m)

Comprises a modern suite, free standing bath, double wash hand basin with traditional vanity unit, velux window, upvc double glazed window and central heating radiator.

**Wc:**

6'5" x 2'10" (1.96m x 0.88m)

Wc and composite ladder radiator.

**Exterior:**

To the rear of the property is a walled courtyard with lawn, pebbled patio and borders of shrubs.

**Notes:**

Council tax band B

ALL carpets are wool.

**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



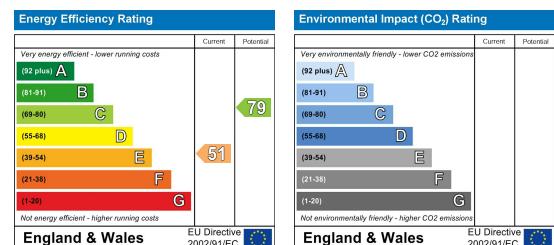
## Floor Plan



## 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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