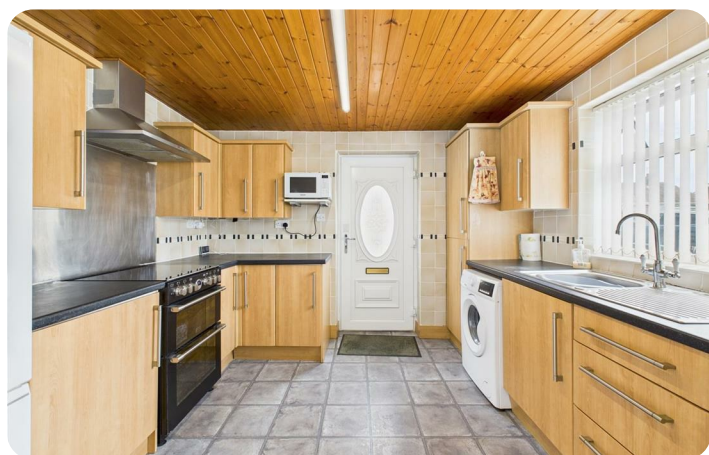




56 Thoresby Avenue, Bridlington, YO16 7EL

Price Guide £195,000



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Welcome to Thoresby Avenue in the coastal town of Bridlington, this detached bungalow offers a perfect blend of comfort and convenience.

The property comprises a kitchen, one spacious reception rooms, two well-appointed bedrooms, making it ideal for couples or individuals.

The bungalow boasts a UPVC conservatory, which invites natural light and creates a lovely space to enjoy the garden views throughout the year.

Additionally, a garden room and an outside WC enhance the practicality of this residence, catering to all your needs.

For those with vehicles, the property offers ample parking and the garage further adds to the convenience, providing secure storage for your belongings.

Situated just off Bempton Lane, this home is located in a sought-after residential area. Residents will appreciate the close proximity to local shops and bus service routes, making daily errands a breeze.

Don't miss the chance to make this lovely property your new home.

Entrance:

Upvc double glazed side door leads into the kitchen.

Kitchen:

10'3" x 9'2" (3.14m x 2.80m)

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

Lounge/diner

18'1" x 9'11" (5.53m x 3.03m)

A front facing room, gas fire with a wood surround, oak flooring, upvc double glazed window and central heating radiator.

Inner hall:

Built in storage cupboard and access to a boarded loft space by drop down ladder with gas combi boiler.

Bathroom:

7'4" x 5'5" (2.25m x 1.66m)

Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

Bedroom:

10'9" x 6'8" (3.31m x 3.06m)

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

Bedroom:

10'9" x 6'8" (3.28m x 2.05m)

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

Upvc conservatory:

Over looking the garden, central heating radiator and french doors.

Exterior:

To the front of the property is a open plan garden with lawn.

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. Paving to lawn, vegetable plot, borders of shrubs and bushes.

Upvc garden room, wc and timber built shed.

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.



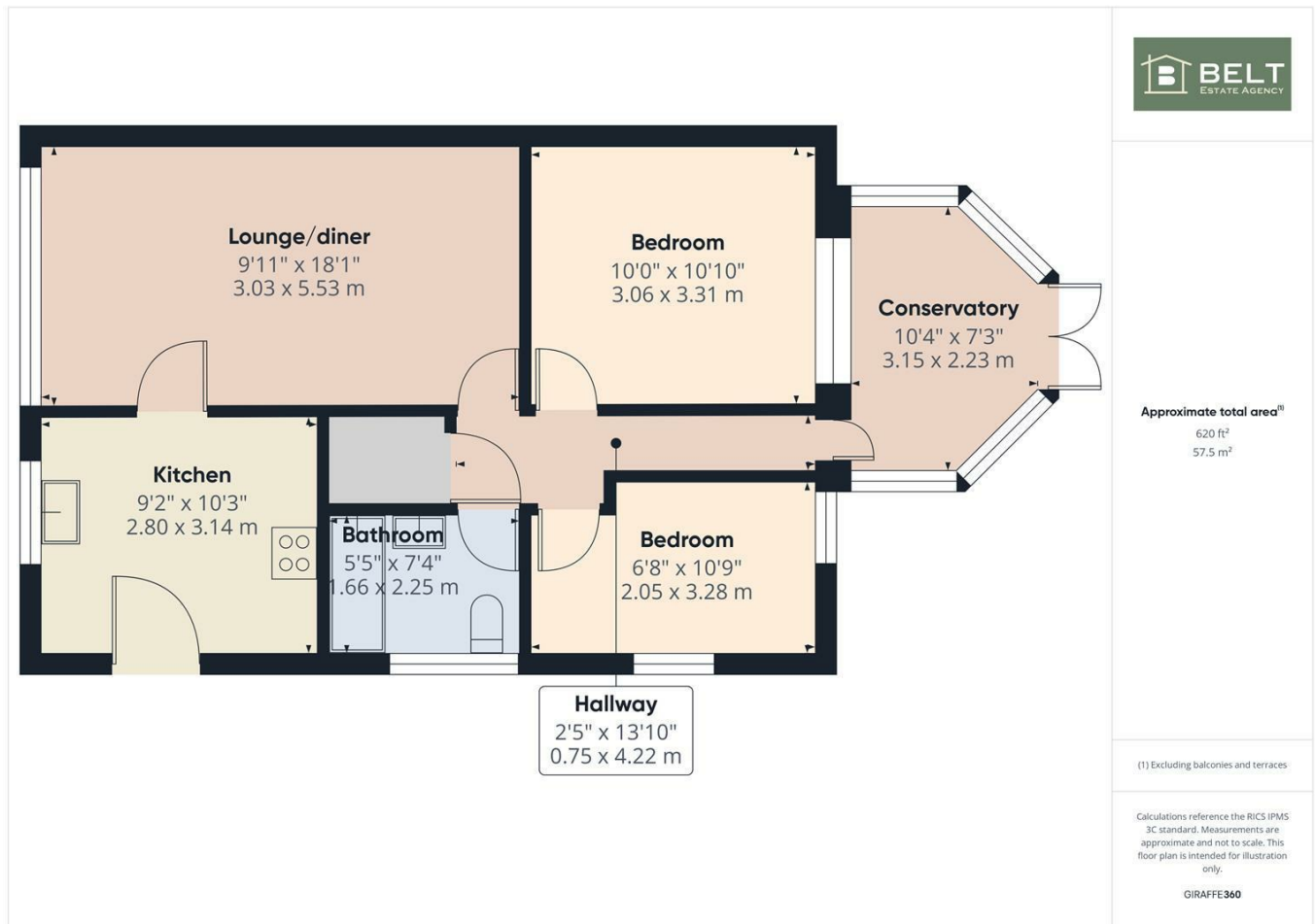
Road Map

Hybrid Map

Terrain Map



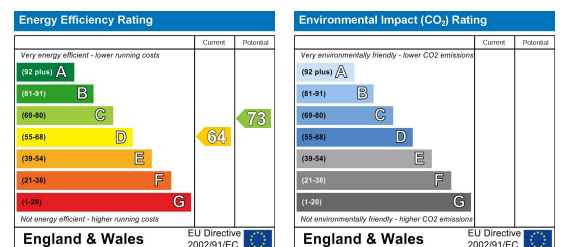
Floor Plan



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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