



34 Avocet Way, Bridlington, YO15 3NT

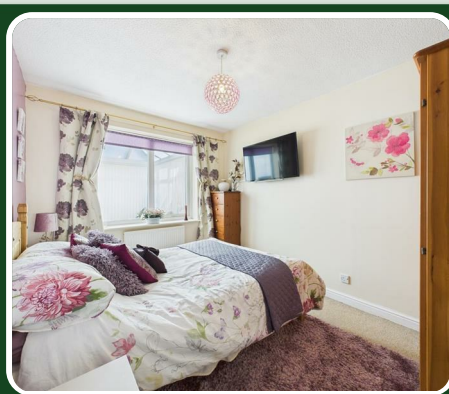
Price Guide £195,000



34 Avocet Way

Bridlington, YO15 3NT

Price Guide £195,000



Welcome to Avocet Way on Bridlington's desirable south side, a well-presented semi-detached bungalow.

Built in 1990, the property features a spacious reception room, modern kitchen, two bedrooms, wc and a well-appointed bathroom, making it an ideal home for couples.

One of the standout features of this bungalow is the large conservatory, which provides a lovely view of the garden, perfect for enjoying the natural light. The property is equipped with solar panels, contributing to energy efficiency and sustainability.

The location is particularly advantageous, situated near the Belvedere Golf Course and just a short distance from the south beach. For those who enjoy exploring, the main roads to Beverley and Hull are easily accessible, and the regular bus route nearby offers convenient transport options to the town centre and seafront.

With no ongoing chain, this property is ready for you to move in and make it your own. Whether you are looking for a peaceful retreat or a base to explore the beautiful coastal town of Bridlington, this bungalow is a wonderful opportunity not to be missed.

Entrance:

Upvc double glazed door into inner hall, deep built in cloaks cupboard.

Wc:

6'3" x 2'8" (1.91m x 0.82m)

Wc, wash hand basin with vanity unit, part wall tiled, upvc double glazed window and central heating radiator.

Lounge/diner:

19'4" x 10'3" (5.91m x 3.13m)

A spacious front facing room, upvc double glazed window and two central heating radiators.

Kitchen:

9'8" x 7'8" (2.96m x 2.36m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Plumbing for washing machine, part wall tiled, gas boiler, space for a fridge/freezer, upvc double glazed window, central heating radiator and upvc double glazed door onto the side elevation.

Inner hall:

Built in stoarge cupboard.

Bedroom:

11'5" x 8'10" (3.50m x 2.70m)

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

Bedroom:

9'2" x 8'11" (2.81m x 2.74m)

A rear facing double room, upvc double glazed window, central heating radiator and upvc double glazed door into the conservatory.

Bathroom:

7'3" x 6'1" (2.22m x 1.86m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, shaver socket, upvc double glazed window and vertical radiator.

Upvc conservatory:

16'5" x 9'9" (5.01m x 2.99m)

A spacious second reception room over looking the garden, central heating radiator and french doors.

Exterior:

To the front of the property is a open plan pebbled garden. To the side elvation is a private paved driveway with ample parking.

Garden:

To the rear of the property is a low maintenance paved and pebbled garden. Borders of shrubs, bushes and a timber built shed.

Notes:

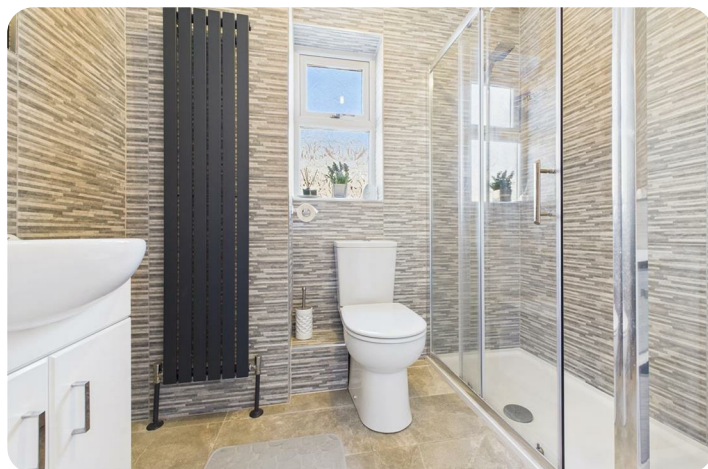
Council tax band: C

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



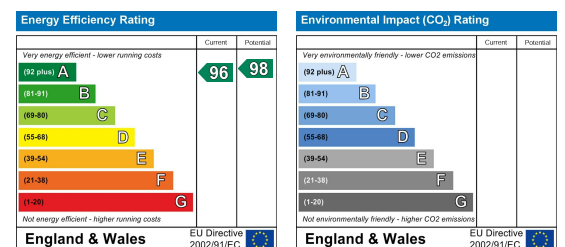
Floor Plan



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.



www.beltsestateagents.co.uk

