



## 2A Eighth Avenue, Bridlington, YO15 2LG

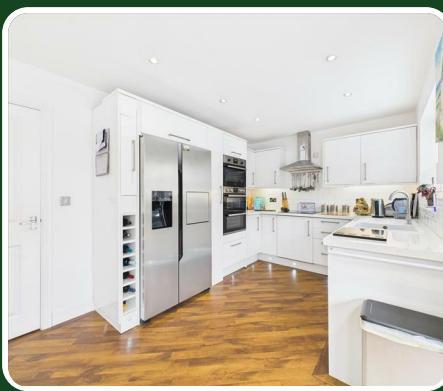
Price Guide £325,000



# 2A Eighth Avenue

Bridlington, YO15 2LG

**Price Guide £325,000**



Welcome to Eighth Avenue in the coastal town of Bridlington, this detached house built in 2010 offers a perfect blend of modern living and family comfort.

The heart of the home is the open plan extended kitchen, dining, and living area. This contemporary space is enhanced by bi-folding doors that open directly onto the garden, creating an indoor-outdoor living experience. The property also boasts a spacious reception room ideal for relaxation, four well-proportioned bedrooms and two modern bathrooms making it an ideal family home.

The house is situated just a stone's throw from the picturesque north beach and scenic cliff-top walks, perfect for those who enjoy the great outdoors. The nearby village of Sewerby is close by, while the promenade leading to the town centre offers a delightful stroll, allowing easy access to local amenities and attractions.

This property must be viewed to appreciate all that it has to offer. With its modern design, spacious layout, and prime location, it presents an exceptional opportunity for families seeking a comfortable and stylish home by the sea.

#### **Entrance:**

Upvc double glazed door into a spacious inner hall, karndean flooring, column radiator, central heating radiator and upvc double glazed window.

#### **Lounge:**

19'4" x 10'3" (5.90m x 3.14m)

A spacious front facing room, gas fire in a modern surround, upvc double glazed bay window and column radiator.

#### **Wc:**

5'7" x 2'7" (1.72m x 0.80m)

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

#### **Kitchen/dining/living:**

23'0" x 13'9" (7.02m x 4.21m)

#### **Kitchen:**

Fitted with a range of modern base and wall units, composite sink unit,

electric double oven and hob with stainless steel extractor over. Microwave oven, part wall tiled, integrated dishwasher, space for fridge/freezer, karndean flooring and upvc double glazed window.

#### **Dining/living:**

An extended room over looking the garden, karndean flooring, two vertical radiators, two electric velux windows with rain sensors and upvc double glazed bi-folding doors with fitted blinds.

#### **First floor:**

A spacious landing, built in storage cupboard housing hot water store, two upvc double glazed windows and central heating radiator. Access to a part boarded loft space by pull down ladder.

#### **Bedroom:**

15'3" x 10'5" (4.66m x 3.19m)

A spacious front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

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

7'11" x 3'9" (2.43m x 1.15m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor and chrome ladder radiator.

#### **Bedroom:**

12'7" x 8'8" (3.84m x 2.65m)

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

#### **Bedroom:**

8'11" x 8'2" (2.73m x 2.50m)

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

#### **Bedroom:**

8'6" x 7'1" (2.61m x 2.17m)

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

### Bathroom:

8'10" x 5'4" (2.70m x 1.64m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, bluetooth speakers, extractor, illuminated mirror with shaver socket, upvc double glazed window and chrome ladder radiator.

### Exterior:

To the front of the property is ample private parking.

### Garden:

To the rear of the property is a low maintenance fenced garden. Paved patio to artificial lawn.

### Garage:

16'0" x 8'0" (4.89m x 2.46m)

Electric roller door, utility area with plumbing for washing machine and gas boiler.

### Notes:

Council tax band: D

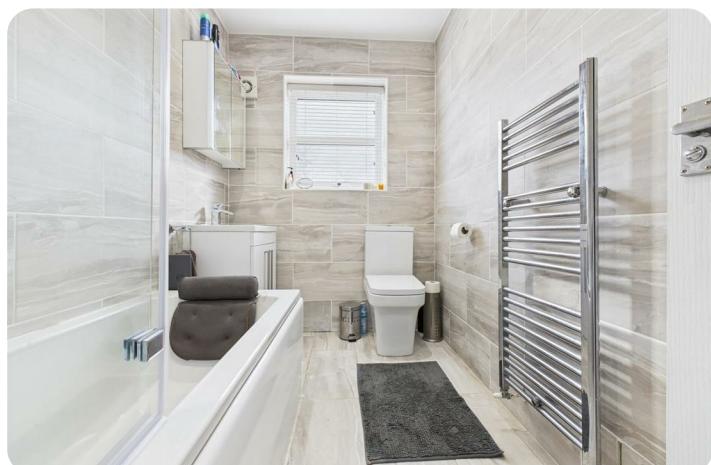
### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both ID 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

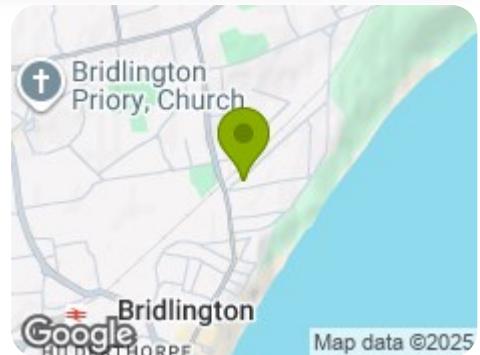
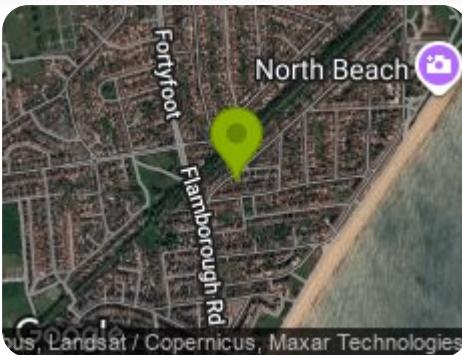
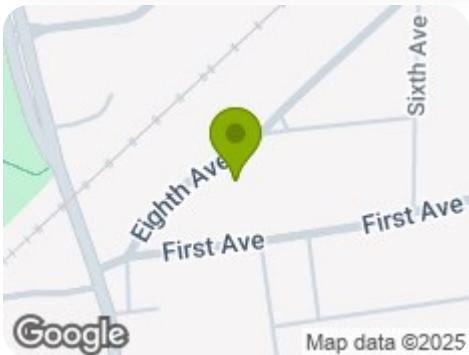
that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. 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



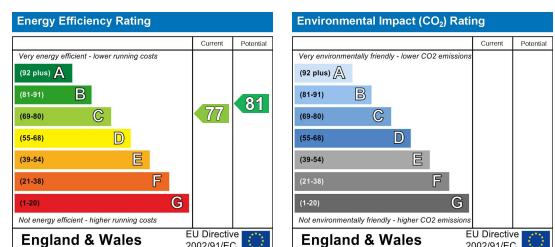
## Floor Plan



## 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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