



**5 Byass Avenue, Bridlington, YO16 7JG**

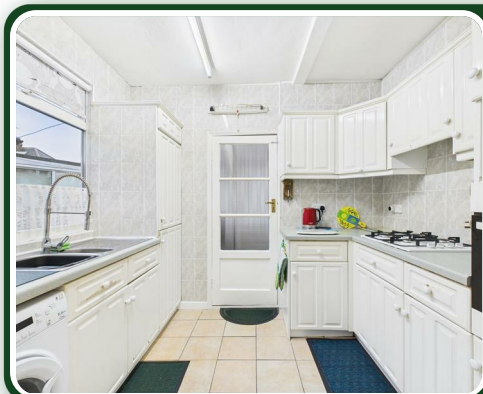
**Price Guide £160,000**



# 5 Byass Avenue

Bridlington, YO16 7JG

## Price Guide £160,000



Welcome to Byass Avenue in the coastal town of Bridlington. This detached bungalow presents an excellent opportunity for those looking to create their dream home.

The bungalow features two reception rooms, offering ample space for relaxation. Two well-proportioned bedrooms, providing comfortable accommodation for residents or guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the generous parking space, a rare find in this residential area. Situated just off Queensgate, this home benefits from proximity to local shops, bus routes, and parks. Easy access to the town centre means that all essential amenities are within a short distance, enhancing the convenience of living in this area.

This bungalow is ideal for those looking to put their own stamp on a property, offering a blank canvas to personalise.

### Entrance:

Upvc double glazed door into inner hall, central heating radiator.

### Lounge:

12'1" x 10'10" (3.70m x 3.32m)

A front facing room, gas fire with tiled surround, upvc double glazed bow window and central heating radiator.

### Dining room:

10'5" x 9'10" (3.20m x 3.02m)

A rear facing room, gas fire with a wood surround, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

### Kitchen:

9'4" x 7'4" (2.85m x 2.24m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Full wall tiled, floor tiled, plumbing for washing machine, integrated fridge/freezer and upvc double glazed window.

### Conservatory:

7'8" x 5'4" (2.35m x 1.65m)

Over looking the garden, electric radiator.

### Bedroom:

10'9" x 10'3" (3.28m x 3.13m)

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

### Bedroom:

10'5" x 10'5" (3.20m x 3.19m)

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

### **Bathroom:**

7'4" x 5'3" (2.26m x 1.61m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

### **Exterior:**

To the front of the property is a walled pebbled garden. To the side of the property is gated access to a private driveway with ample parking.

### **Garden:**

To the rear of the property is a south facing fenced garden, artificial lawn, borders and a shed.

### **Notes:**

Council tax band: B

### **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



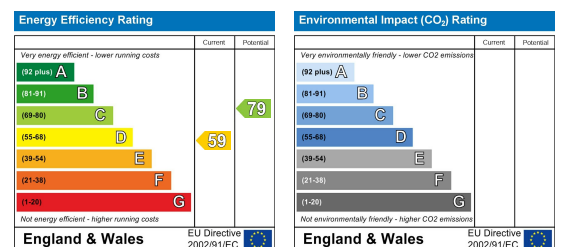
## Floor Plan



## 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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