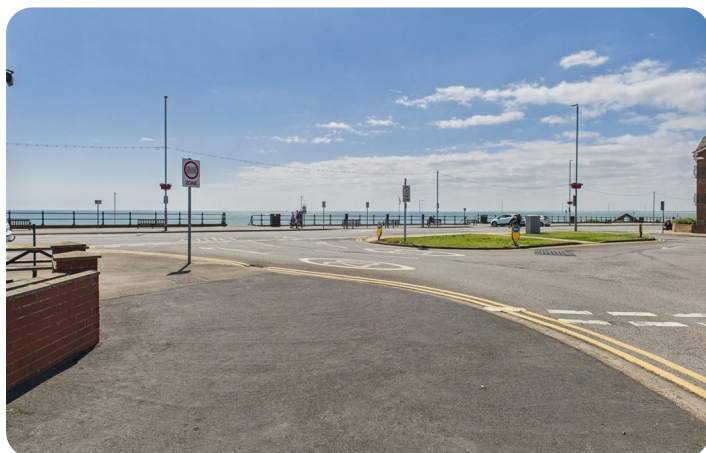




**5 Third Avenue, Bridlington, YO15 2LP**

**Price Guide £299,950**





# 5 Third Avenue

Bridlington, YO15 2LP

## Price Guide £299,950



Situated in the highly sought-after 'The Avenues' area of Bridlington's north side, this semi-detached house presents an excellent opportunity for families seeking a spacious home in a prime location. Boasting four well-proportioned bedrooms, three inviting reception rooms, a spacious kitchen/diner, ground floor cloakroom and a bathroom this property offers ample space for both relaxation and entertaining.

The house is conveniently located just a stone's throw from the stunning north beach, where you can enjoy cliff-top walks and easy access to the charming village of Sewerby. The promenade, which leads directly to the town centre, is also within easy reach, making this location ideal for those who seek convenience. Also close by are local schools and shops.

While the property is in need of general modernisation, it provides a blank canvas for new owners to create their dream home. The side sea views allows you to enjoy the beauty of the coast from the comfort of your own living space.

This semi-detached house is not just a property; it is a potential family home waiting to be transformed. With its spacious layout and prime location, it is perfect for those looking to embrace the coastal lifestyle that Bridlington has to offer. Don't miss the chance to make this house your own.

### Entrance:

Upvc double glazed door into outer porch. Door into vestibule, gas fire with tiled inset and wood surround. Upvc double glazed bay window with window seat and central heating radiator.

### Inner hall:

Central heating radiator and staircase to the first floor.

### Cloakroom:

5'10" x 5'8" (1.79m x 1.74m)

Wc, wash hand basin with vanity unit, understairs storage cupboard, single glazed window and central heating radiator.

### Lounge/dining:

26'8" x 13'10" (8.15m x 4.24m)

### Dining room:

A front facing room, upvc double glazed window with side sea view, central heating radiator, built in cabinets and shelving.

### Lounge:

A rear facing room, gas fire with marble inset and wood surround. Built in shelving, central heating radiator and upvc double glazed patio doors into the conservatory.

### Kitchen/diner:

15'4" x 11'5" (4.68m x 3.49m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, two upvc double glazed windows, central heating radiator and door to the side elevation.

### UPVC conservatory:

13'4" x 5'9" (4.07m x 1.77m)

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

### First floor:

Upvc double glazed window and central heating radiator.

### Bedroom:

13'8" x 12'11" (4.19m x 3.95m)

A spacious front facing double room, built in wardrobes, cupboards, drawers and wash hand basin. Upvc double glazed window with side sea view and central heating radiator.

### Bedroom:

13'4" x 12'7" (4.08m x 3.84m)

A spacious rear facing double room, built in wardrobes, cupboards, drawers and wash hand basin. Upvc double glazed window and central heating radiator.

### Bedroom:

14'7" x 11'5" (4.45m x 3.48m)

A front facing double room, wash hand basin with vanity unit, upvc

double glazed bay window with side sea view and central heating radiator.

### Bedroom:

11'3" x 7'5" (3.45m x 2.27m)

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

### Bathroom:

8'0" x 7'9" (2.46m x 2.38m)

Comprises corner bath, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, two single glazed windows and central heating radiator.

### Exterior:

To the front of the property is a walled garden. To the side elevation is a private paved driveway leading to the garage.

### Garden:

To the rear of the property is a good size garden. Patio to lawn with borders of shrubs and bushes.

### Garage:

Up and over door, power and lighting.

### Workshop:

A useful space extended to the rear of the garage.

### 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 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.

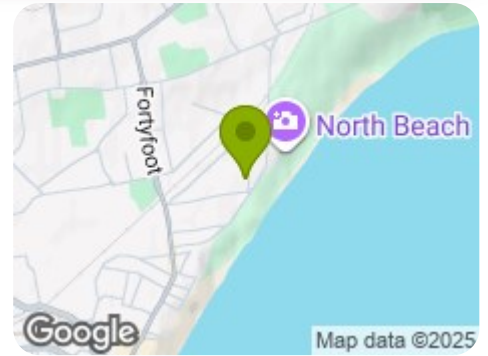
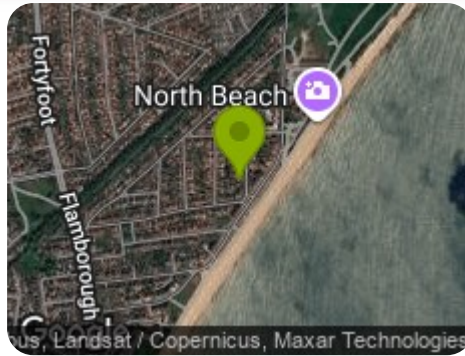




Road Map

Hybrid Map

Terrain Map



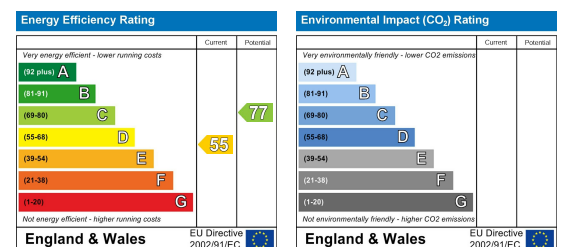
## Floor Plan



## 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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