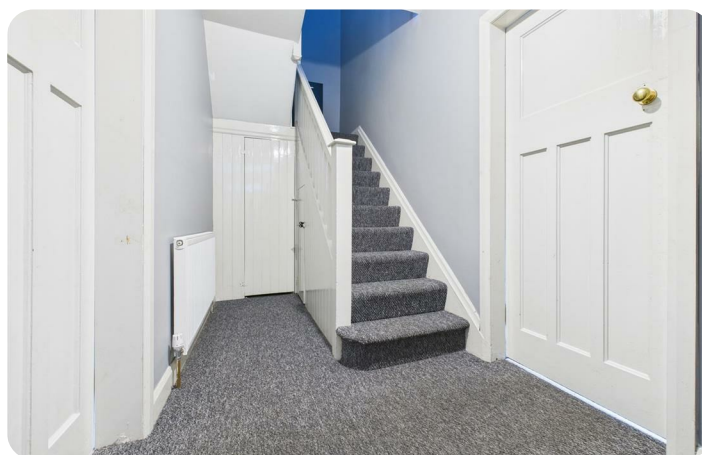




9 Melbourne Avenue, Bridlington, YO16 4PB

Price Guide £159,950



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Bridlington, YO16 4PB

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Welcome to a cul-de-sac just off Midway Avenue, this semi-detached house on Melbourne Avenue in Bridlington presents an excellent opportunity for first-time buyers. The property boasts a welcoming reception room perfect for relaxing, a modern kitchen/diner, a house bathroom which is conveniently located, alongside three well-proportioned bedrooms that offer ample space for family living or guest accommodation.

Outside there is a good size sunny rear garden and a garage which can be accessed via tenfoot off Melbourne Avenue.

The location is particularly advantageous, with easy access to local amenities, including both primary and secondary schools, the town centre, and the nearby train station. Additionally, the array of shops on Quay Road is just a short distance away, providing everything you need for daily living.

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

Entrance:

Upvc double glazed side door into spacious inner hall, downstairs storage cupboard, upvc double glazed window and central heating radiator.

Lounge:

14'7" x 10'0" (4.46m x 3.07m)

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

Kitchen/diner:

15'8" x 11'1" (4.79m x 3.39m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Integrated fridge/freezer, gas combi boiler, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed patio doors onto the rear garden.

First floor:

Bedroom:

14'7" x 10'3" (4.46m x 3.13m)

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

Bedroom:

11'3" x 7'0" (3.43m x 2.14m)

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

Bedroom:

11'3" x 8'4" (3.43m x 2.56m)

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

Bathroom:

9'4" x 4'1" (2.86m x 1.26m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Wall panelling, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a small walled pebbled garden.

Garden:

To the rear of the property is a fenced garden. Paved patio area to lawn with borders of shrubs and bushes. A water point.

Brick built store:

Wc, wash hand basin, power, lighting and upvc double glazed window.

Garage:

The garage is situated to the rear of the property, access via tenfoot off Melbourne Avenue.

Notes:

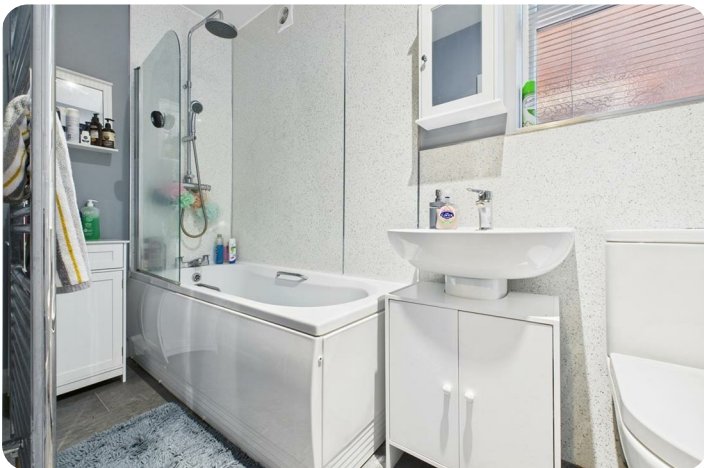
Council tax band: A

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:

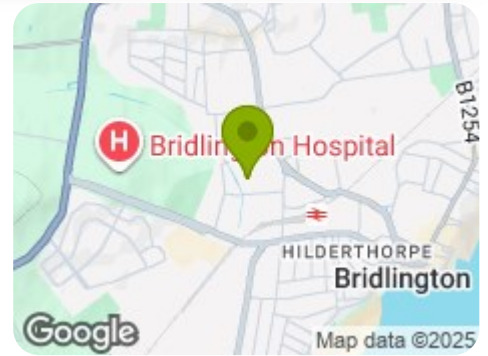
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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

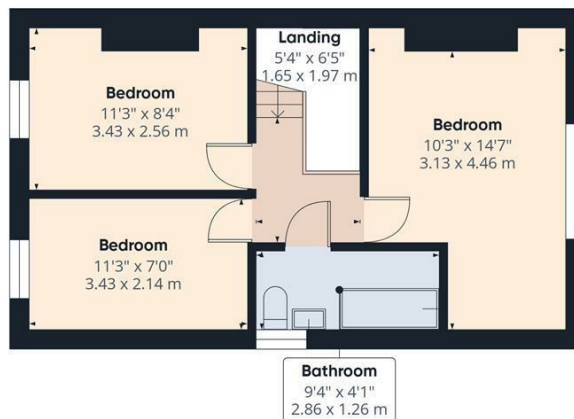
Terrain Map



Floor Plan



Ground Floor



Floor 1



Approximate total area⁽¹⁾
815 ft²
75.8 m²

(1) Excluding balconies and terraces

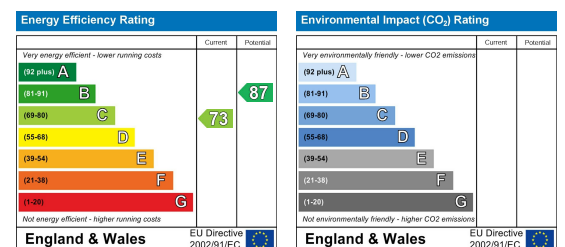
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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