BELT
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18 Carnaby Avenue, Bridlington, YO16 4TG

Price Guide £105,000

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The Property Ombudsman

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18 Carnaby Avenue

Bridlington, YO16 4TG

Price Guide £105,000





Welcome to Carnaby Avenue in the coastal town of Bridlington. This mid-terrace house presents an excellent opportunity for first-time buyers or investors.
The property features a well-proportioned reception room, kitchen/diner, two comfortable bedrooms, and a bathroom.
The blank canvas interior invites you to personalise the space to reflect your unique style and preferences.
Conveniently located, with easy access to local schools, a variety of shops, a supermarket, and bus service routes.
Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home on Carnaby Avenue is an excellent choice. Don't miss the chance to make it your own.

Entrance:

Composite door into inner hall.

Lounge:

15'11" x 11'8" (4.86m x 3.58m)
A spacious front facing room, electric fire in a wood surround and upvc double glazed bow window.

Kitchen/diner:

14'10" x 9'9" (4.54m x 2.99m)
Fitted with a range of base and wall units, one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, understairs storage cupboard, built in storage cupboard housing warm air heating system, plumbing for washing machine, space for fridge/freezer, two upvc double glazed windows and upvc double glazed door onto the rear garden.

First floor:

Built in storage cupboard housing hot water store.

Bedroom:

12'9" x 10'1" (3.91m x 3.09m)
A front facing double room, built in wardrobes and upvc double glazed window.

Bedroom:

15'8" x 6'6" (4.80m x 2.00m)
A rear facing double room, built in storage cupboard and upvc double glazed window.

Bathroom:

5'5" x 5'1" (1.66m x 1.56m)
Comprises bath with electric shower over, wash hand basin, full wall tiled and upvc double glazed window.

Wc:

4'10" x 2'7" (1.48m x 0.81m)
Wc, full wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a open plan garden with lawn.

Garden:

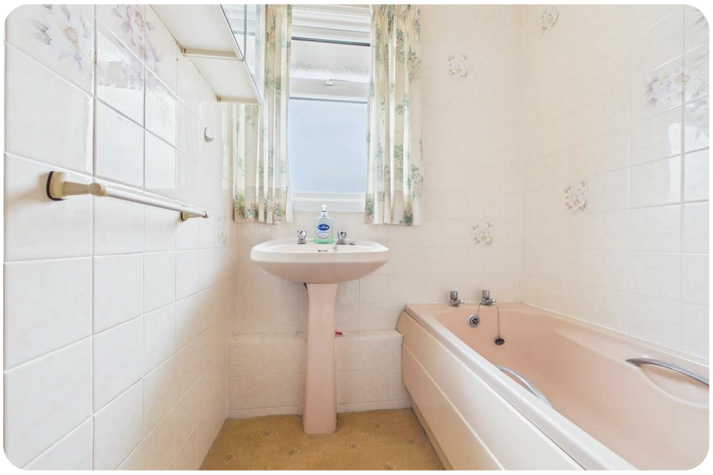
To the rear of the property is a enclosed low maintenance garden. Patio areas with borders of shrubs and bushes. Outbuilding for storage.

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.



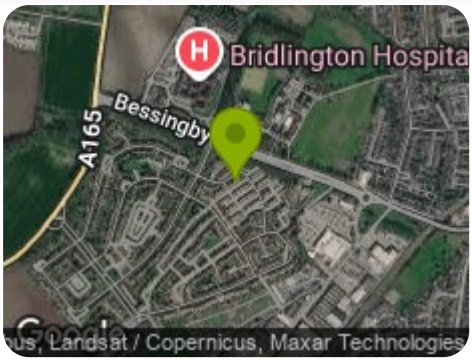






Road Map | Hybrid Map | Terrain Map







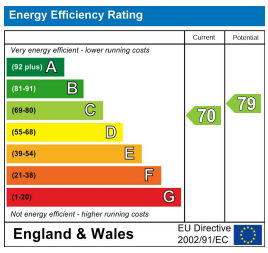
Floor Plan

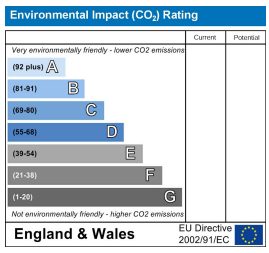


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.