



BELT
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6 Tintern Avenue, Bridlington, YO16 6GA

Price Guide £240,000



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Welcome to Tintern Avenue in the coastal town of Bridlington.

This detached bungalow offers a perfect blend of comfort and convenience. The property is well presented throughout, making it an ideal choice for those seeking a peaceful retreat.

The bungalow features a spacious reception room, providing ample space for relaxation and entertaining. Kitchen, upvc conservatory over looking the garden, three well-proportioned bedrooms and bathroom.

The location is particularly advantageous, situated just off West Crayke, ensuring that local amenities are within easy reach. A nearby supermarket, library, and a charming restaurant/inn are all just a short distance away. Additionally, the area benefits from convenient bus service routes.

This bungalow presents an excellent opportunity for those looking to enjoy a comfortable lifestyle. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

Entrance:

Composite door into inner hall, central heating radiator.

Kitchen:

9'9" x 8'7" (2.99m x 2.64m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, space for fridge/freezer, plumbing for washing machine and dishwasher. Built in storage cupboard housing gas boiler and hot water store. Upvc double glazed window and central heating radiator.

Bedroom:

8'10" x 6'10" (2.70m x 2.09m)

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

Lounge/diner:

15'10" x 10'10" (4.84m x 3.31m)

A spacious front facing room, electric fire in a modern surround, upvc double glazed bow window and central heating radiator.

Inner hall:

Access to the loft space.

Bedroom:

11'9" x 7'10" (3.60m x 2.40m)

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

Bedroom:

9'9" x 8'4" (2.98m x 2.55m)

A rear facing double room, central heating radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

11'5" x 9'0" (3.48m x 2.75m)

Over looking the garden, central heating radiator.

Bathroom:

6'11" x 6'2" (2.11m x 1.90m)

Comprises bath with electric shower over, wc and wash hand basin with vanity unit. Part wall tiled, shaver socket,

extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

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

To the side of the property is a private driveway leading to the garage. Gated side access to rear garden.

Garden:

To the rear of the property is a private low maintenance garden. Paved and pebbled with borders of shrubs and bushes.

Garage:

Up over door, power and lighting.

Notes:

Council tax band: C

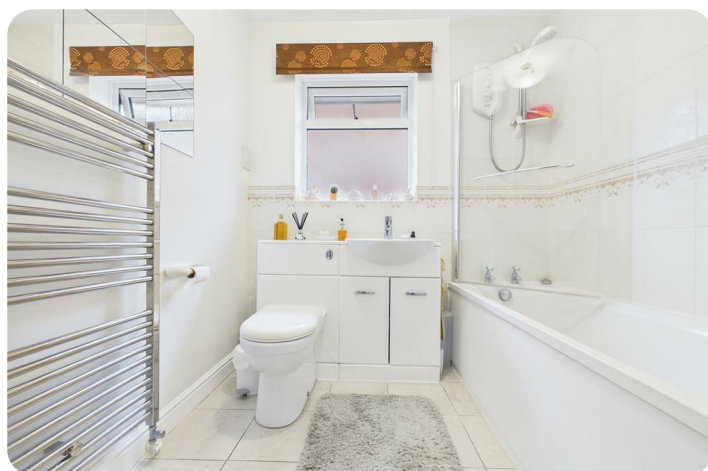
Purchase Procedure:

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



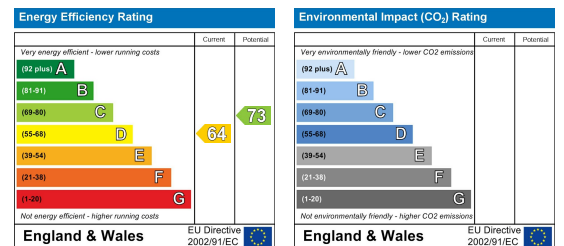
Floor Plan



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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