



**8 Thoresby Avenue, Bridlington, YO16 7EL**

**Price Guide £189,950**



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Welcome to Thoresby Avenue in the coastal town of Bridlington. A three-bedroom, colonial-style semi-detached dormer home.

The property features a spacious reception room perfect for both relaxation and entertaining, along with a modern kitchen/diner and a convenient cloakroom. There are three well-proportioned bedrooms and a family bathroom, making this an ideal home for first-time buyers, families, or those seeking a comfortable retirement property.

The location is particularly advantageous, situated just off Bempton Lane, which offers easy access to local schools, shops, and bus routes.

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

## **Entrance:**

Upvc double glazed door leads into inner lobby, central heating radiator.

## **Lounge:**

17'8" x 11'5" (5.40m x 3.50m)

A front facing room, gas fire with a stone surround and upvc double glazed window.

## **Kitchen/diner:**

12'7" x 8'1" (3.84m x 2.48m)

Fitted with a range of base and wall units, stainless steel sink unit, electric double oven and gas hob. Part wall tiled, integrated dishwasher, space for fridge/freezer, two upvc double glazed windows and central heating radiator.

## **Inner hall:**

Built in storage cupboard.

## **Bedroom:**

11'10" x 10'4" (3.63m x 3.17m)

A rear facing double room, two upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the garden.

## **Bedroom:**

8'5" x 8'0" (2.59m x 2.45m)

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

## **Cloakroom:**

8'3" x 4'7" (2.54m x 1.41m)

Wc, wash hand basin, plumbing for washing machine and understairs storage cupboard. Upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

## **First floor:**

Large built in storage cupboard housing gas combi boiler.

## **Bedroom:**

14'2" x 12'4" (4.32m x 3.76m)

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

## **Bathroom:**

10'4" x 4'7" (3.15m x 1.42m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, large built in storage cupboard, extractor, upvc double glazed window and chrome ladder radiator.

### Exterior:

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

To the side elevation is a private driveway with ample parking leading to the garage.

### Garden:

To the rear of the property is a fenced garden, paved patio to pebbled area with shrubs and bushes.

### Garage:

14'0" x 8'3" (4.28m x 2.53m)

Up and 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.



