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8 Avocet Way, Bridlington, YO15 3NT

Price Guide £289,995

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The Property Ombudsman
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Bridlington, YO15 3NT

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Welcome to Avocet Way in the coastal town of Bridlington. Tucked away in a attractive small cul-de-sac of just four properties, this detached house enjoys a wonderfully quiet and private setting, while remaining within easy reach of local amenities. Offering generous living space and plenty of potential for personalisation, the property would make an ideal home for a growing family or anyone looking for a peaceful location away from busy through roads.

Featuring three reception rooms plus a conservatory a versatile layout that can easily accommodate the needs of a growing family or provide a comfortable setting for entertaining guests. The four bedrooms, ensure that everyone has their own private space and two bathrooms making it a practical choice for busy households.

Conveniently located near local schools, making it an excellent choice for families with children. Additionally, the Belvedere Golf Course is just a stone's throw away. The beautiful south beach is also within easy reach, perfect for leisurely strolls or family outings.

For those who appreciate the convenience of transport, the main routes to Beverley and Hull are easily accessible, combining the benefits of a quiet, tucked away cul-de-sac setting with excellent connections to the surrounding area.

This property not only offers a comfortable living space but also the opportunity to put your own stamp on it.

Entrance:

Upvc double glazed door into outer porch. Upvc double glazed door into inner hall, central heating radiator.

Wc:

6'8" x 2'9" (2.05m x 0.86m)

Wc, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

Lounge:

18'2" x 11'4" (5.55m x 3.47m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window, upvc double glazed window, two central heating radiators and double doors into the dining room.

Dining room:

11'11" x 9'5" (3.64m x 2.89m)

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

Upvc conservatory:

9'4" x 6'9" (2.87m x 2.06m)

Over looking the garden.

Kitchen:

11'8" x 8'0" (3.58m x 2.45m)

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, space for a fridge and upvc double glazed window.

Breakfast room:

7'10" x 6'5" (2.40m x 1.98m)

A rear facing room, central heating radiator and upvc double glazed door onto the garden.

Utility:

7'11" x 7'10" (2.42m x 2.40m)

Fitted with base units, stainless steel sink unit, gas boiler, plumbing for washing machine, upvc double glazed window, central heating radiator and courtesy door into the garage.

Garage:

10'8" x 8'5" (3.27m x 2.57m)

For storage, upvc double glazed window and door to the side elevation.

First floor:

Upvc double glazed window and built in storage cupboard housing hot water store.

Bedroom:

11'4" x 10'2" (3.47m x 3.12m)

A front facing double room, built in wardrobes and cupboards. Two upvc double glazed windows and central heating radiator.

En-suite:

8'2" x 5'10" (2.49m x 1.80m)

Comprises bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, shaver socket, upvc double glazed window and central heating radiator.

Bedroom:
10'4" x 10'0" (3.17m x 3.06m)
A rear facing double room, built in wardrobes and drawers. Upvc double glazed window and central heating radiator.

Bedroom:
7'4" x 8'0" (2.25m x 2.46m)
A front facing single room, built in wardrobes, cupboards and dresser. Upvc double glazed window and central heating radiator.

Bedroom:
7'6" x 7'1" (2.30m x 2.18)
A rear facing single room, built in wardrobe, cupboards and dresser. Upvc double glazed window and central heating radiator.

Bathroom:
8'1" x 5'5" (2.47m x 1.66m)
Comprises bath with shower attachment, wc and wash hand basin with vanity unit. Full wall tiled, shaver socket, extractor and central heating radiator.

Exterior:
To the front of the property is gated access to a garden area with lawn and private driveway with ample parking.

Garden:
To the rear of the property is a private fenced garden with lawn and borders of shrubs and bushes.

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







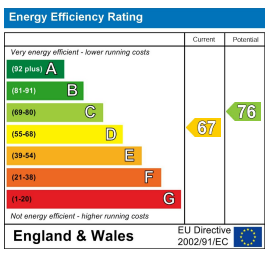
Floor Plan

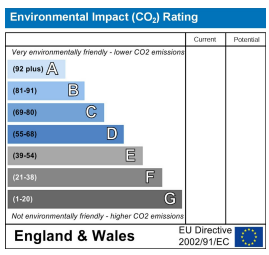


Viewing

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





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