



**BELT**  
ESTATE AGENCY

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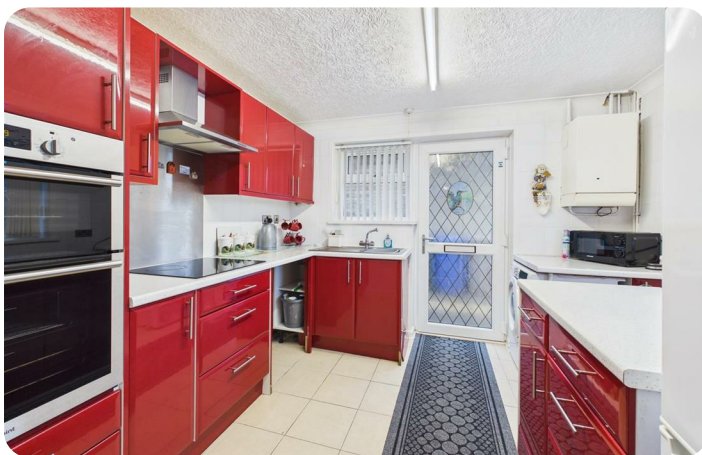
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**58 Thoresby Avenue, Bridlington, YO16 7EL**

**Price Guide £199,950**



# 58 Thoresby Avenue

Bridlington, YO16 7EL

## Price Guide £199,950



Welcome to this detached bungalow located on Thoresby Avenue in the seaside town of Bridlington. This well-appointed property is an ideal choice for those looking to downsize without compromising on comfort and is set on a good size corner plot.

The bungalow features a welcoming reception room, perfect for relaxing or entertaining guests, kitchen, two bedrooms and a bathroom.

The location is particularly appealing, situated just off Bempton Lane in a sought-after residential area. Residents will enjoy easy access to local shops and a bus service.

There is no ongoing chain, allowing for a smooth and efficient purchase process.

Do not miss the chance to make this delightful bungalow your new home.

### Entrance:

Upvc double glazed side door leading directly into the kitchen.

### Kitchen:

10'4" x 9'0" (3.15m x 2.76m)

Fitted with a range of base and wall units, stainless steel sink unit, electric double oven and hob with stainless steel extractor over. Full wall tiled, gas boiler, plumbing for washing machine, space for fridge/freezer, two upvc double glazed windows and central heating radiator.

### Lounge/diner:

18'0" x 10'0" (5.51m x 3.05m)

A spacious front facing room, electric fire with marble

inset and wood surround. Upvc double glazed window and central heating radiator.

### Inner hall:

Built in storage cupboard housing hot water store and access to the loft.

### Bedroom:

10'8" x 10'5" (3.27m x 3.18m)

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

### Bedroom:

10'7" x 6'7" (3.24m x 2.01m)

A rear facing double room, built in wardrobes, two upvc double glazed windows and central heating radiator.

### Bathroom:

7'4" x 5'5" (2.24m x 1.66m)

Comprises electric shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

### Exterior:

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

To the side elevation is a block paved driveway leading to the garage and rear garden. Water point.

### Garden:

To the rear of the property is a fenced garden. Paved

patio area to lawn with borders of shrubs and bushes. A timber built shed.

**Garage:**

Up and over door, power and lighting.

**Notes:**

Council tax band: C

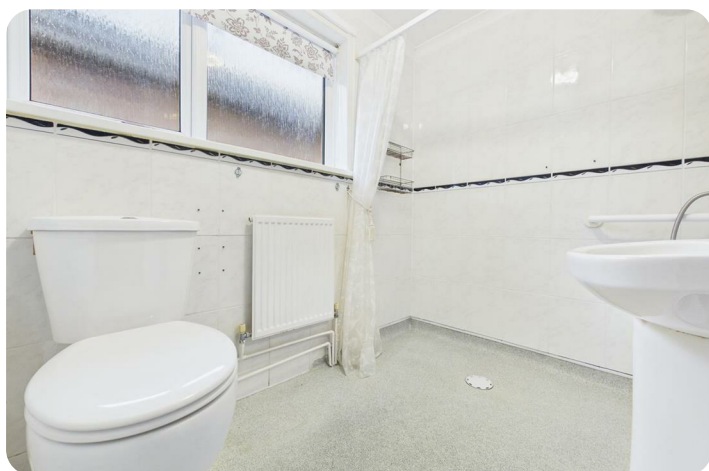
**Purchase procedure**

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.



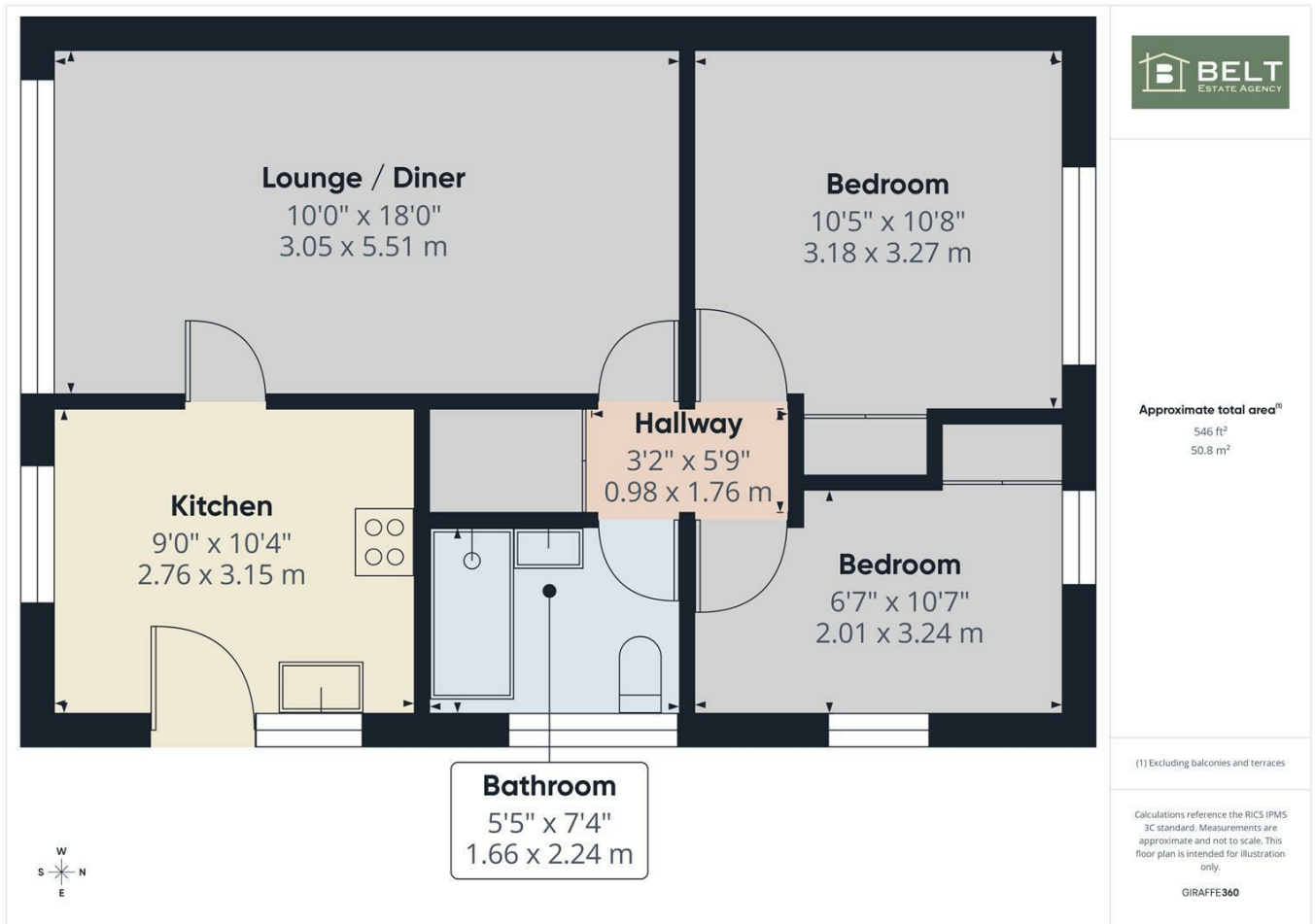
Road Map

Hybrid Map

Terrain Map



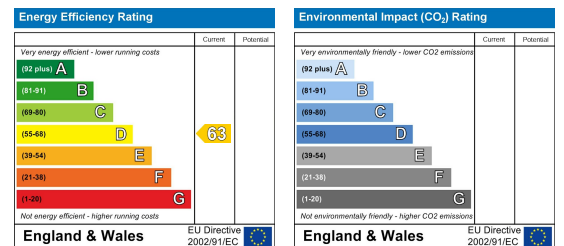
## Floor Plan



## 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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