



43 Avocet Way, Bridlington, YO15 3NT

Price Guide £195,000



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Welcome to Avocet Way in the coastal town of Bridlington.

This semi-detached bungalow features a kitchen, well-appointed reception room, conservatory overlooking the garden, two inviting bedrooms, and a modern bathroom, making it an ideal choice for those looking to downsize without compromising on space.

The property boasts solar panels, contributing to energy efficiency and reducing utility costs.

The location of this bungalow is particularly advantageous. It is situated near Belvedere Golf Course, perfect for golf enthusiasts, and is just a short stroll from the beautiful south beach, where you can enjoy leisurely walks. For those who appreciate the convenience of transport, the main roads to Beverley and Hull are easily accessible, and a regular bus route nearby provides straightforward connections to the town centre and seafront.

Do not miss the chance to make this lovely home your own.

Entrance:

Upvc double glazed door into inner porch, tiled floor. Door into inner hall, built in storage cupboard and central heating radiator.

Kitchen:

10'10" x 8'5" (3.32m x 2.59m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Plumbing for washing machine, part wall tiled, integrated fridge, gas combi boiler, upvc double glazed window and central heating radiator.

Lounge/diner:

18'7" x 10'1" (5.67m x 3.09m)

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

Bedroom:

13'2" x 10'0" (4.02m x 3.07m)

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

Bedroom:

8'6" x 8'5" (2.60m x 2.58m)

A rear facing single room, built in wardrobes, central heating radiator and upvc double glazed french doors into the conservatory.

Upvc conservatory:

13'8" x 8'7" (4.19m x 2.64m)

Overlooking the garden, central heating radiator and upvc double glazed patio doors.

Bathroom:

6'7" x 5'2" (2.02m x 1.60m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall tiled, shower panelling, floor tiled, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a open plan pebbled garden with shrubs and bushes.

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 lawn, raised border and a timber built shed.

Notes:

Council tax band C

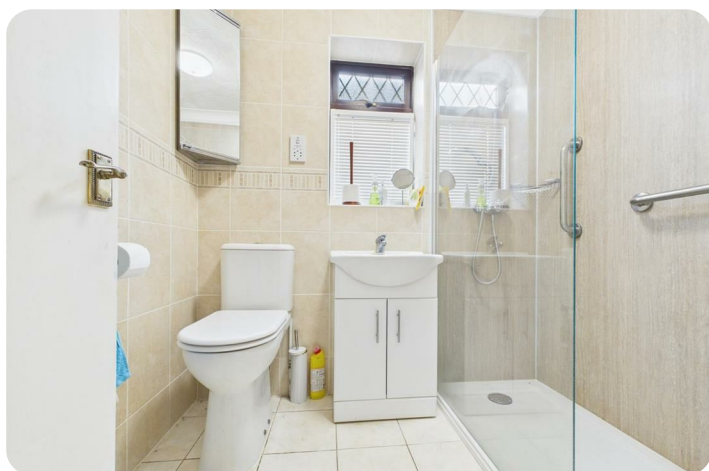
Purchase procedure

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

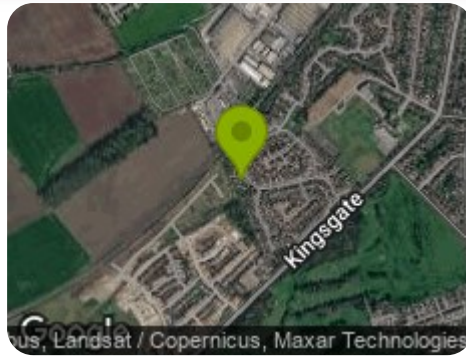
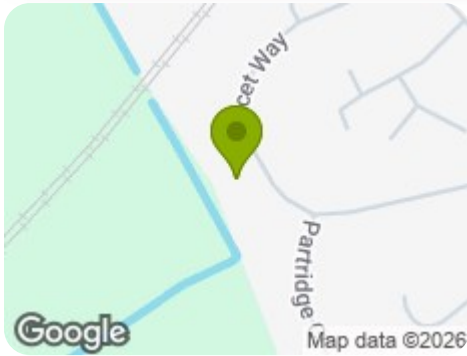
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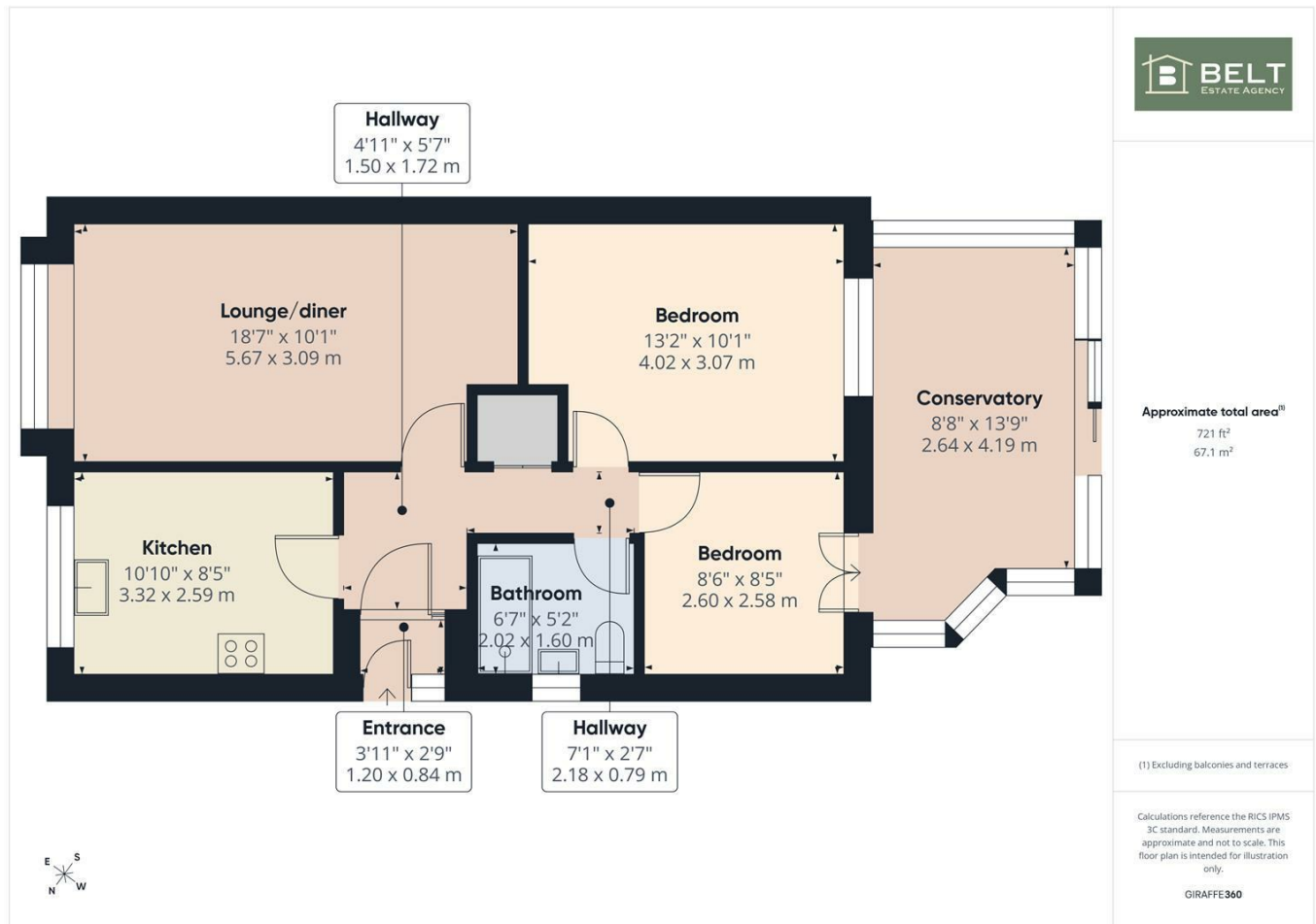
Road Map

Hybrid Map

Terrain Map



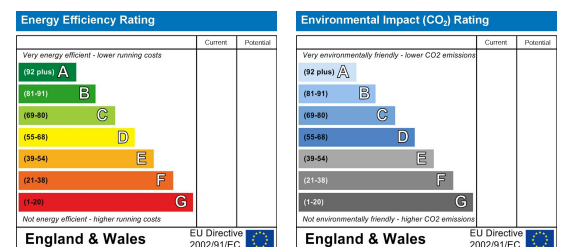
Floor Plan



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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