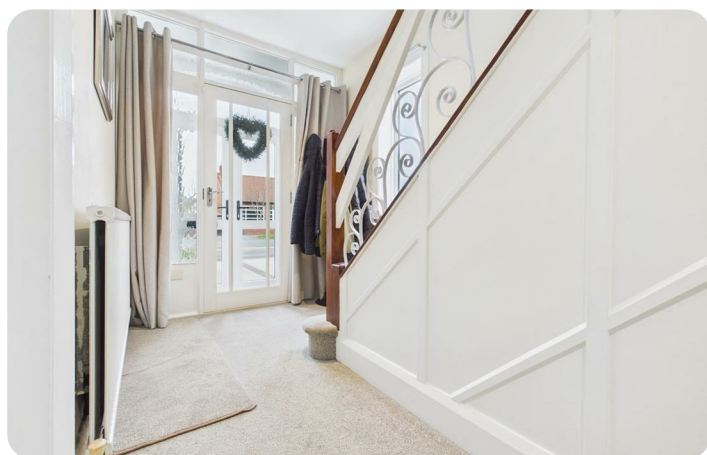




22 Fourth Avenue, Bridlington, YO15 2LN

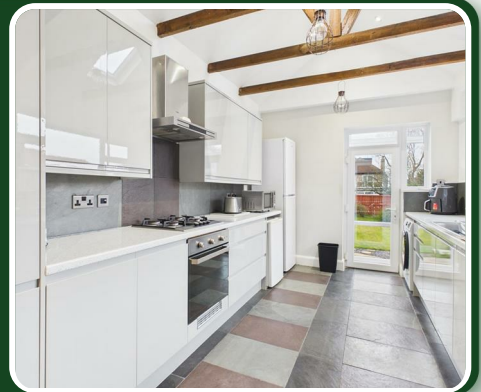
Price Guide £310,000



22 Fourth Avenue

Bridlington, YO15 2LN

Price Guide £310,000



Welcome to Fourth Avenue in the coastal town of Bridlington.

This semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home.

The property features two well-appointed reception rooms, providing ample space for relaxation and entertainment. With three generously sized bedrooms and a modern bathroom, this residence is designed to accommodate the needs of a family.

One of the standout features of this home is the open-plan living area at the rear, which creates a warm and inviting atmosphere, perfect for family gatherings. Additionally, the property includes a private entrance to a self-contained annexe, complete with its own kitchen, bedroom, and en-suite bathroom. This unique space is ideal for multi-generational living or could serve as a guest suite.

The location of this property is simply unbeatable. Just a stone's throw from the stunning north beach, residents can enjoy scenic cliff-top walks. The nearby village of Sewerby is easily accessible, while the promenade leading to the town centre offers a convenient pathway to local amenities and attractions.

This property be viewed to appreciate all that it has to offer. Whether you are looking for a family home or a property with potential for multi-generational living, this residence is sure to impress.

Entrance:

Upvc double glazed doors into inner porch. Door into inner hall, upvc double glazed window and central heating radiator.

Wc:

3'4" x 2'7" (1.04m x 0.79m)

WC, wash hand basin and extractor.

Lounge:

12'10" x 12'5" (3.92m x 3.80m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

Sitting room:

13'11" x 10'4" (4.25m x 3.15m)

A rear facing room overlooking the garden, inset log burning stove and upvc double glazed French doors onto the rear garden.

Dining area:

A side facing room, upvc double glazed window and central heating radiator.

Kitchen:

22'8" x 9'3" (6.91m x 2.82m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Tiled floor, part wall tiled, plumbing for washing machine, exposed beams, upvc double glazed window and upvc double glazed door into the rear porch.

Rear porch:

10'7" x 2'9" (3.25m x 0.84m)

Upvc double glazed door onto the rear garden and door into the annexe.

Annexe:

Kitchen/diner:

10'5" x 8'6" (3.19m x 2.60m)

Fitted with a range of modern base and wall units, stainless steel sink unit, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

15'7" x 8'6" (4.76m x 2.61m)

A side facing double room, upvc double glazed window and electric radiator.

En-suite:

6'4" x 3'8" (1.94m x 1.14m)

Comprises modern suite, shower cubicle with electric shower, wc and wash hand basin. Wall panelling, extractor and velux window.

First floor:

Upvc double glazed window and access to fully boarded loft space by drop down ladder.

Bedroom:

12'9" x 11'1" (3.90m x 3.40m)

A spacious front facing double room, upvc double glazed bay window and central heating radiator.

Bedroom:

13'9" x 10'3" (4.21m x 3.14m)

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

Bedroom:

7'11" x 7'10" (2.43m x 2.41m)

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

Bathroom:

10'5" x 8'7" (3.18m x 2.62m)

Comprises modern suite, bath with shower attachment, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, built in storage cupboard housing hot water store, upvc double glazed window and chrome ladder radiator.

Loft Space:

13'4" x 12'4" (4.08m x 3.76m)

Velux window, power & lighting.

Exterior:

To the front of the property is ample private parking.

Garden:

To the rear of the property is a good size fenced garden. Patio areas, lawn and borders of shrubs and bushes.

Notes:

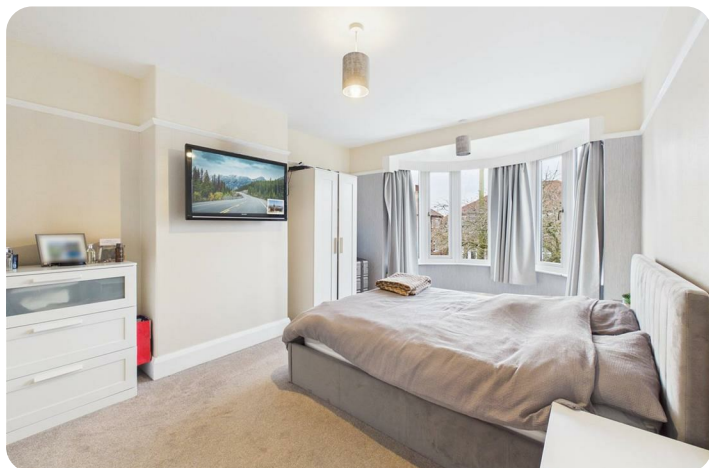
Council tax band: C

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:

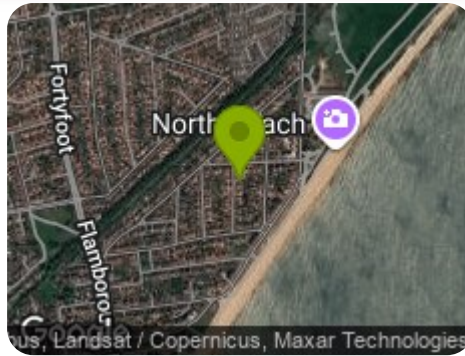
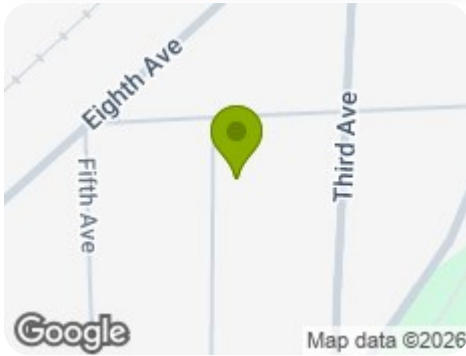
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



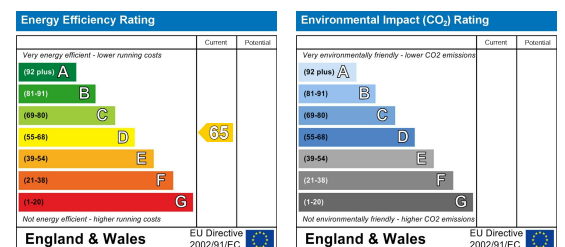
Floor Plan



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.