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48 Harewood Avenue, Bridlington, YO16 7QD

Offers Over £250,000

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The Property Ombudsman

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48 Harewood Avenue

Bridlington, YO16 7QD

Offers Over £250,000





Welcome to Harewood Avenue in the seaside town of Bridlington. This semi-detached house offers a perfect blend of comfort and convenience.
The property is set on a generous corner plot, providing ample outdoor space and double driveway.
Upon entering, one is greeted by an inviting reception room that offer versatility for both relaxation and entertaining.
The ground floor features a well-appointed third bedroom, perfect for guests or as a home office.
The heart of the home is undoubtedly the open-plan kitchen and dining area, thoughtfully relocated to the rear of the property. This spacious layout not only enhances the flow of natural light but also creates an ideal setting for family gatherings.
Upstairs, the extension has allowed for the creation of two generously sized bedrooms, ensuring that there is plenty of room for everyone, while the single bathroom caters to all essential needs.
Situated just off Bempton lane close to local schools, shops, bus routes, Bridlington's Old Town with its array of shops, galleries and eateries.
This home must be viewed to appreciate the spacious living accommodation and the potential it offers.

Entrance:

Upvc double glazed door into inner hall.

Bedroom:

12'4" x 7'10" (3.78m x 2.40m)
A front facing double room, upvc double glazed window and central heating radiator.

Lounge:

21'8" x 10'5" (6.62m x 3.20m)
A spacious front facing room, inset log burling stove with oak beam, upvc double glazed window and central heating radiator.

Inner hall:

Built in storage cupboard.

Utility/wc:

8'7" x 4'6" (2.63m x 1.39m)
Wc, wash hand basin with vanity unit, plumbing for washing machine, space for a tumble dryer, part wall tiled and tiled floor. Built in cloaks cupboard, upvc double glazed window and central heating radiator.

Kitchen/diner:

20'0" x 10'1" (6.12m x 3.09m)
Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric double oven, radiant ceramic hob with extractor over. Part wall tiled, plumbing for dishwasher, upvc double glazed window, central heating radiator and upvc double glazed french doors into the sun room.

Sun room:

10'5" x 7'5" (3.20m x 2.27m)
Over looking the garden, upvc double glazed windows and patio doors.

First floor:

Velux window, access to the eaves and central heating radiator.

Bedroom:

14'4" x 9'7" (4.39m x 2.94m)
A rear facing double room, built in wardrobes, two upvc double glazed windows and central heating radiator.

Dressing room:

9'9" x 4'1" (2.98m x 1.27m)
Gas combi boiler.

Bedroom:

14'3" x 9'4" (4.36m x 2.85m)
A front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

10'5" x 4'6" (3.20m x 1.38m)

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

Exterior:

To the front of the property is a open plan garden with lawn and borders of shrubs and bushes.
To the side elevation is a private double driveway with parking for two cars.

Garden:

To the front and side of the property are private gardens. Lawn to the side elevation with borders of hedges and a timber built shed. Mainly paved to the rear, decked patio with gazebo and access to the garage.

Garage:

18'3" x 9'1" (5.58m x 2.78m)

Double opening doors, 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







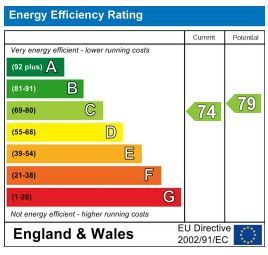
Floor Plan

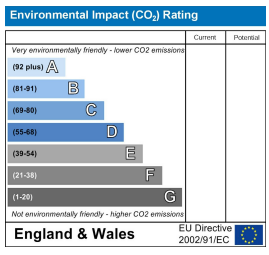


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.