



**6 Eighth Avenue, Bridlington, YO15 2LG**

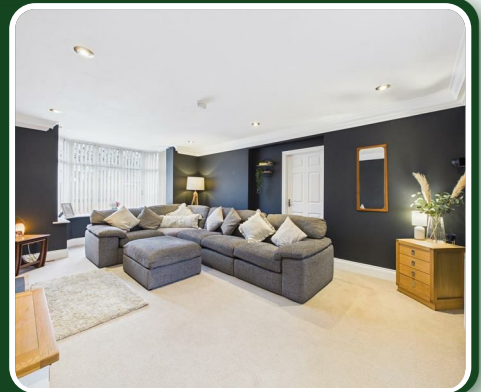
**Price Guide £395,000**



# 6 Eighth Avenue

Bridlington, YO15 2LG

## Price Guide £395,000



Welcome to Eighth Avenue in the coastal town of Bridlington. This impressive individual 2000sq detached house is a spacious home set on a desirable corner plot.

The property boasts four well-proportioned bedrooms and two modern bathrooms, offering ample space for family living. The three reception rooms provide versatile areas for relaxation, entertaining, or even a home office, catering to the needs of contemporary family life. The location is simply unbeatable, as it is just a stone's throw from the stunning north beach and scenic cliff-top walks.

The village of Sewerby is within easy reach, while the promenade leading to the town centre provides a pathway to local amenities and attractions.

This property must be viewed to fully appreciate what it has to offer. With its generous living space, prime location, and proximity to the beach, it presents an exceptional opportunity for families seeking a new home on the coast. Don't miss your chance to make this house your own.

### Entrance:

Recently extended entrance seamlessly links both sides of the house. Bespoke solid oak door into a spacious inner hall, tiled slate flooring, understairs storage cupboard, two oak framed double glazed windows and central heating radiator.

### Wc:

5'10" x 2'7" (1.78m x 0.79m)

Wc, wash hand basin and extractor.

### Utility:

9'8" x 6'8" (2.97m x 2.05m)

Fitted with a range of base and wall units, solid Iroko wood worktops, gas combi boiler, part wall tiled, oak flooring, plumbing for washing machine, space for a tumble dryer, upvc double glazed window and central heating radiator.

### Kitchen:

13'9" x 8'3" (4.20m x 2.52m)

Fitted with a range of modern base and wall units, solid Iroko wood worktops, breakfast bar, Belfast sink unit, electric double oven and hob with stainless steel extractor over. Part wall tiled, under cupboard lighting, integrated dishwasher, oak flooring and central heating radiator.

### Dining room:

A spacious rear facing room, built in shelving, upvc double glazed bay window and central heating radiator. Archway into the sitting room.

### Sitting room:

A spacious rear facing room, double sided multi fuel burning stove with oak beam, central heating radiator and upvc double glazed bay with french doors onto the garden.

### Lounge:

17'10" x 13'4" plus bay 6'6" x 3'3" approx (5.44m x 4.07m plus bay 2m x 1m approx)

A spacious double aspect room, double sided multi fuel burning stove with oak beam, surround sound system, upvc double glazed bay window, upvc double glazed window, central heating radiator and courtesy door into the garage.

### First floor:

A spacious landing, two upvc double glazed windows and two central heating radiators.

### Bedroom:

15'8" x 10'11" plus bay 6'6" x 3'3" approx (4.80m x 3.34m plus bay 2m x 1m approx)

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

### En-suite:

9'6" x 4'5" (2.92m x 1.37m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin. Part marble wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

### Bedroom:

13'0" x 11'10" plus bay (3.98m x 3.61m plus bay 2m x 1m approx)

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



**Bedroom:**

12'9" x 11'10" (3.90m x 3.61m plus bay 2m x 1m approx)

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

**Bedroom:**

10'5" x 6'0" (3.20m x 1.84m)

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

**Bathroom:**

7'5" x 5'4" (2.28m x 1.64m)

Comprises a modern suite, jacuzzi "P" shaped bath with plumbed in shower over, wash hand basin with vanity unit. Part marble wall tiled, granite tiled flooring and worktop. Extractor, upvc double glazed window and chrome ladder radiator.

**Wc:**

4'3" x 2'9" (1.30m x 0.86m)

Wc, wash hand basin and upvc double glazed window.

**Exterior:**

The front of the property is block paved.

To the rear of the property is a low maintenance south facing garden, Indian stone patio with covered pergola and raised flower beds. Artificial lawn, power and water point. Gated access to a block paved parking area leading to the garage.

**Garage:**

19'7" x 13'0" (5.98m x 3.97m)

Electric roller door, power, lighting, large mezzanine level storage and upvc double glazed window.

**Notes:**

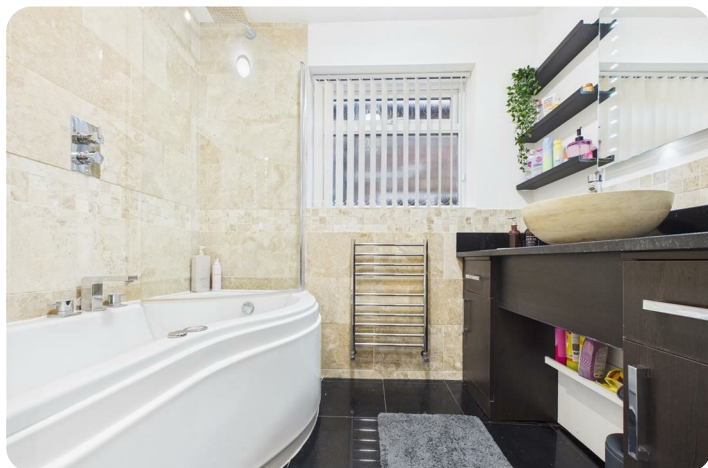
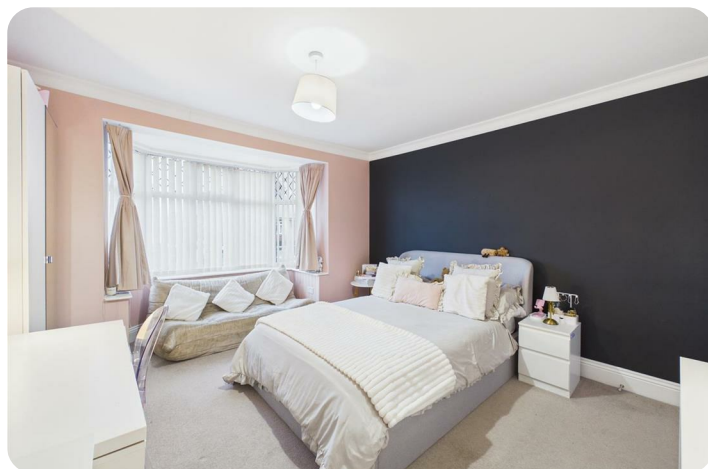
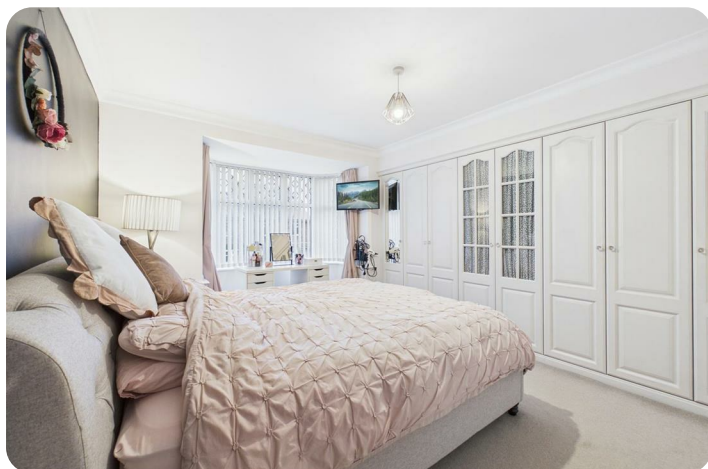
Council tax band: E

**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



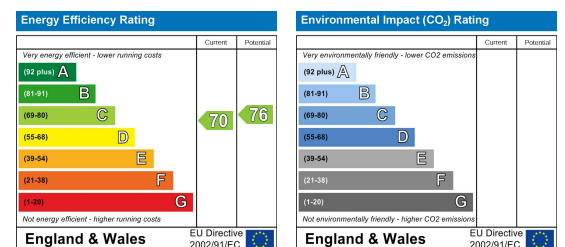
## Floor Plan



## 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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