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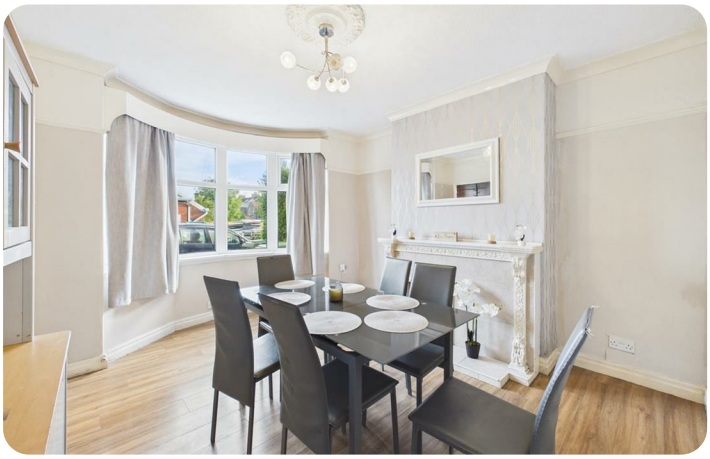
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3 St Johns Avenue West, Bridlington, YO16 4NN

Price Guide £179,950

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The Property Ombudsman
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3 St Johns Avenue West

Bridlington, YO16 4NN

Price Guide £179,950





Welcome to a cul-de-sac just off St Johns Avenue in the coastal town of Bridlington.
This semi-detached house presents an excellent opportunity for first-time buyers.
The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.
The house features a conveniently located bathroom.
Its location offers easy access to a variety of amenities, including a nearby supermarket, local shops, and schools, making it an ideal choice for families. Additionally, the property is within close proximity to Bridlington's hospital and bus routes.

Entrance:

Composite door into inner hall, upvc double glazed window, central heating radiator and understairs storage cupboard.

Dining room:

11'7" x 11'5" (3.55m x 3.48m)

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

Lounge:

16'4" x 9'8" (4.99m x 2.95m)

A spacious rear facing room, fireplace with tied inset and wood surround. Built in cupboard and drawers. Upvc double glazed window, central heating radiator and upvc double glazed french doors onto the rear garden.

Kitchen:

13'5" x 6'1" (4.11m x 1.86m)

Fitted with a range of base and wall units, one and a half sink unit, extractor, part wall tiled, gas combi boiler and space for fridge/freezer. Plumbing for washing machine and dishwasher. Two upvc double glazed windows, central heating radiator and upvc double glazed door onto the rear garden.

First floor:

Upvc double glazed window and access to the loft.

Bedroom:

11'5" x 9'9" (3.50m x 2.99m)

A front facing double room, period fireplace, built in wardrobe and shelves. Upvc double glazed bay window and central heating radiator.

Bedroom:

10'7" x 10'2" (3.25m x 3.12m)

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

Bedroom:

7'0" x 6'4" (2.15m x 1.95m)

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

Bathroom:

7'9" x 6'9" (2.38m x 2.07m)

Comprises a corner bath with plumbed shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a small walled garden area. Gated side access to the rear garden.

Garden:

To the rear of the property is a private fenced garden, paved patio area to lawn.

Notes:

Council tax band A

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







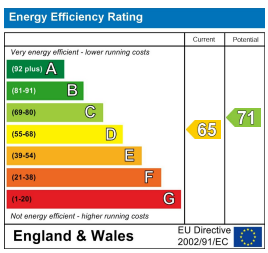
Floor Plan

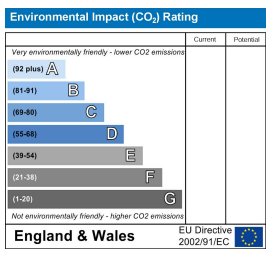


Viewing

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.