



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



**35 Watsons Avenue, Bridlington, YO16 7PS**

**Price Guide £150,000**



# 35 Watsons Avenue

Bridlington, YO16 7PS

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Welcome to this end-terrace house located on Watsons Avenue in the seaside town of Bridlington.

This property is an ideal opportunity for first-time buyers seeking a comfortable and convenient home.

The property comprises lounge, a spacious kitchen/diner, ground floor bathroom, three bedrooms and wc, providing ample space for a family.

Recently redecorated throughout, offering a fresh and modern feel that is ready for you to move in and make your own.

The property features a good-sized rear garden, perfect for outdoor relaxation or entertaining friends.

Additionally, there is parking available for two vehicles, ensuring that you have a designated space for your cars.

Situated in a pleasant residential area, this home is conveniently located near local schools, a college, and various shops.

The absence of an ongoing chain adds to the appeal, allowing for a smoother transition into your new home.

Don't miss your chance to view this home.

## **Entrance:**

Upvc double glazed door into inner hall, central heating radiator.

## **Lounge:**

12'9" x 11'5" (3.89m x 3.48m)

A front facing room, electric fire with a wood surround, upvc double glazed window and central heating radiator.

## **Kitchen/diner:**

14'9" x 11'11" (4.52m x 3.64m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine, understairs storage cupboard, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

## **Rear lobby:**

Upvc double glazed door onto the garden.

## **Bathroom:**

6'8" x 4'8" (2.05m x 1.43m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

## **First floor:**

Upvc double glazed window.

## **Bedroom:**

12'9" x 11'5" (3.91m x 3.50m)

A spacious front facing double room, built in wardrobe, upvc double glazed window and central heating radiator.

## **Bedroom:**

8'4" x 7'6" (2.55m x 2.31m)

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

**Bedroom:**

8'10" x 6'7" (2.70m x 2.03m)

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

**Wc:**

4'7" x 6'5" (1.40m x 1.97m)

Wc and wash hand basin.

**Exterior:**

To the front of the property is a private car parking area. Gated side access to the rear garden.

**Garden:**

To the rear of the property is a good size fenced garden. Patio to lawn and a timber built shed. Shared access for the bins.

**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:**

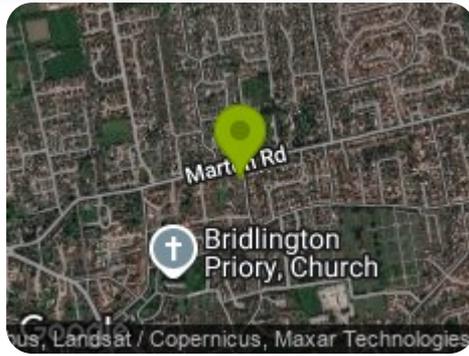
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



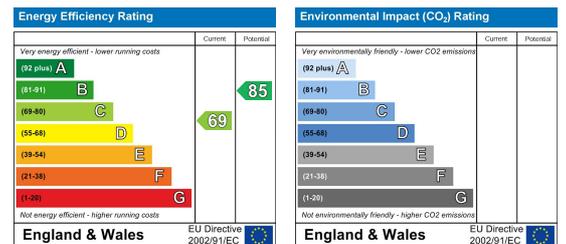
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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