



BELT
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8 Sandsacre Avenue, Bridlington, YO16 6UW

Price Guide £249,950



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Welcome to Sandsacre Avenue in the coastal town of Bridlington. This beautifully renovated semi-detached bungalow offers a blend of modern living and convenient location.

The property features two well-proportioned bedrooms and a stylish bathroom, making it an ideal home for couples. Upon entering, you will be greeted by a spacious reception room perfect for relaxing or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings. The thoughtful renovations carried out by the current owners ensure that the home is presented to a high standard, ready for you to move in and enjoy.

One of the key highlights of this property is the extensive parking available, along with a double garage for added convenience. This is a rare find in the area, providing ample space for family and friends.

The lovely rear garden offers an outdoor space, ideal for enjoying sunny afternoons or hosting gatherings. Its well-maintained landscape provides a perfect backdrop for relaxation and leisure.

Situated in a prime location, this bungalow is just a stone's throw away from local shops, restaurants, and a public house, ensuring that all your daily needs are easily accessible. Additionally, the picturesque Sewerby village is nearby, where you can indulge in scenic walks along the north beach and take in the views from the stunning cliff tops.

This property presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after area. Don't miss your chance to make this bungalow your new home.

Entrance:

Upvc double glazed door into porch. Door into inner hall, central heating radiator and built in storage cupboard.

Lounge:

15'1" x 11'8" (4.60m x 3.56m)

A front facing room, modern electric fire with marble inset and wood surround. Upvc double glazed window and two central heating radiators.

Kitchen/diner:

12'8" x 10'4" (3.87m x 3.17m)

Fitted with a stylish range of contemporary wall and base units, complemented by a central island, one and a half sink unit, stainless steel extractor hood, plumbing for a washing machine. Two upvc double glazed windows, vertical radiator and upvc double glazed patio doors open directly onto the rear garden, creating an excellent indoor-outdoor flow.

Bedroom:

11'10" x 11'10" (3.62m x 3.61m)

A rear facing double room, upvc double glazed window and central heating radiator. Access to boarded loft space by drop down ladder with gas combi boiler and central heating radiator.

Bedroom:

10'9" x 8'3" (3.28m x 2.54m)

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

Bathroom:

8'5" x 6'2" (2.58m x 1.88m)

Comprises a modern suite, shower cubicle with plumbed shower, wc and wash hand basin with vanity unit. Extractor, wall panelling, built in storage cupboard, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a extensive block-paved driveway providing ample off-road parking. Gated side access leads to the rear garden, and there is an external power point for added convenience.

Garden:

To the rear of the property is a beautifully maintained, private garden. A raised decked patio area with artificial lawn provides an ideal space for relaxation. Block-paved patio complemented by attractive raised pebbled borders. Additional seating area beneath a pergola, creating a perfect setting for outdoor entertaining. The garden also benefits from a summer house with power and lighting, an outside tap, and external power points.

Double garage:

22'6" x 16'3" (6.87m x 4.97m)

Up and over door, power, lighting, upvc double glazed window and courtesy door.

Notes:

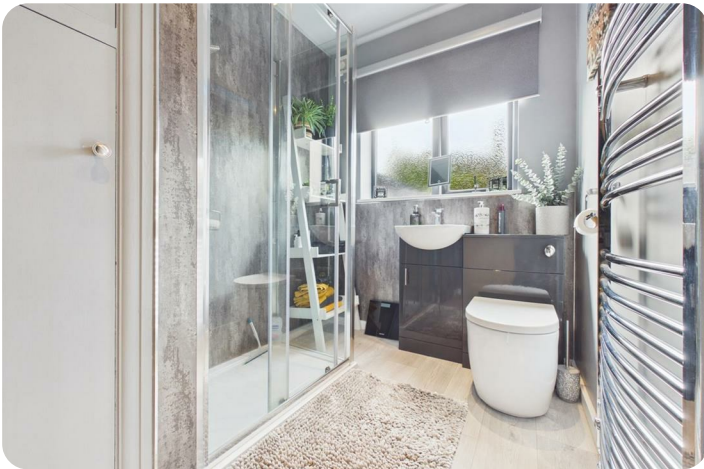
Council tax band: B

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

Ground Floor Building 1

Approximate total area⁽¹⁾
1019 ft²
94.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

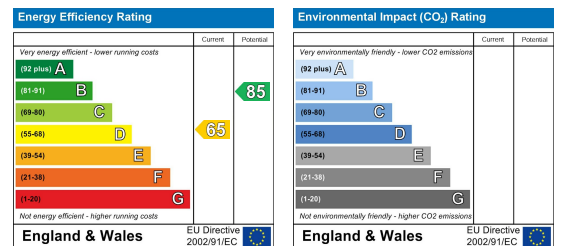
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Ground Floor Building 2

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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