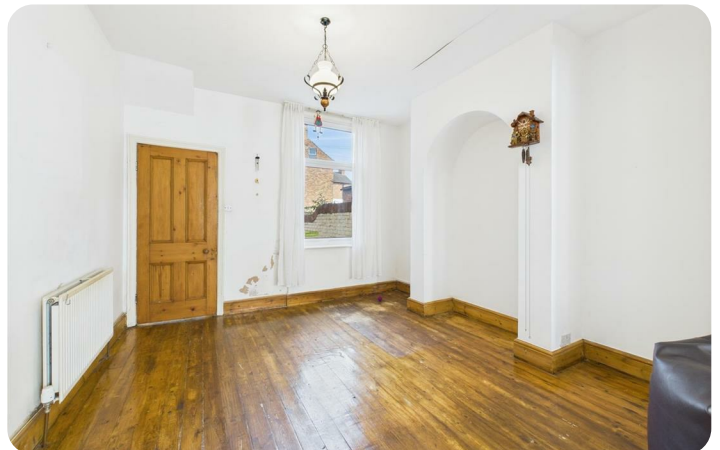




**60 Horsforth Avenue, Bridlington, YO15 3DF**

**Price Guide £179,950**



# 60 Horsforth Avenue

Bridlington, YO15 3DF

## Price Guide £179,950



Welcome to Horsforth Avenue in the coastal town of Bridlington, this house offers a perfect blend of space and convenience, making it an ideal choice for families or those seeking a second home.

With five generously sized bedrooms, this property provides ample room for everyone, ensuring comfort and privacy.

The house boasts two reception rooms, a spacious kitchen/diner perfect for entertaining guests or enjoying family time. The two well-appointed bathrooms add to the convenience, catering to the needs of a busy household. The spacious layout allows for a variety of living arrangements, making it easy to adapt the space to your lifestyle.

One of the standout features of this property is the ample private parking available at the rear, accommodating up to three vehicles. This is a rare find in such a desirable location, providing peace of mind for those with multiple cars or visiting guests.

Situated conveniently close to the harbour, the beautiful south beach, and the renowned Spa Theatre, residents will enjoy easy access to a wealth of leisure activities and local amenities. The town centre is also within easy reach, ensuring that all your shopping and dining needs are met.

With no ongoing chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to own a spacious family home in a convenient location.

### Entrance:

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

### Lounge:

12'4" x 11'9" (3.78m x 3.59m)

A front facing room, open fire with tiled inset and wood surround. Stripped floor boards, upvc double glazed bay window and central heating radiator. Archway into the dining room.

### Dining room:

12'0" x 12'0" (3.66m x 3.66m)

A rear facing room, stripped floor boards, upvc double glazed window and central heating radiator.

### Kitchen/diner:

28'2" x 8'4" (8.60m x 2.56m)

Fitted with a range of base and wall units, composite one and a half sink unit, extractor, part wall tiled and gas boiler. Understairs storage cupboard, plumbing for dishwasher and washing machine. Two upvc double glazed windows, central heating radiator and upvc double glazed door onto the rear.

### First floor:

Central heating radiator.

### Bedroom:

16'1" x 11'10" (4.92m x 3.63m)

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

### Bathroom:

11'9" x 8'5" (3.60m x 2.59m)

Comprises bath, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, sash window, central heating radiator and chrome ladder radiator.

### Bedroom:

13'8" x 8'4" (4.19m x 2.55m)

A rear facing double room, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

### Bathroom:

9'8" x 5'1" (2.97m x 1.57m)

Comprises bath with electric shower over, wash hand basin, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

**Wc:**

4'6" x 2'7" (1.38m x 0.79m)

Wc, upvc double glazed window.

**Second floor:**

Built in storage cupboard and skylight.

**Bedroom:**

15'1" x 11'10" (4.60m x 3.63m)

A front facing double room, wash hand basin, upvc double glazed window and central heating radiator.

**Bedroom:**

11'11" x 9'7" (3.64m x 2.93m)

A rear facing double room, wash hand basin, upvc double glazed window and central heating radiator.

**Bedroom:**

13'1" x 8'2" (3.99m x 2.51m)

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

**Exterior:**

To the front of the property is a small walled garden.

To the side of the property is a shared driveway leading to gated access to the rear parking and courtyard.

**Notes:**

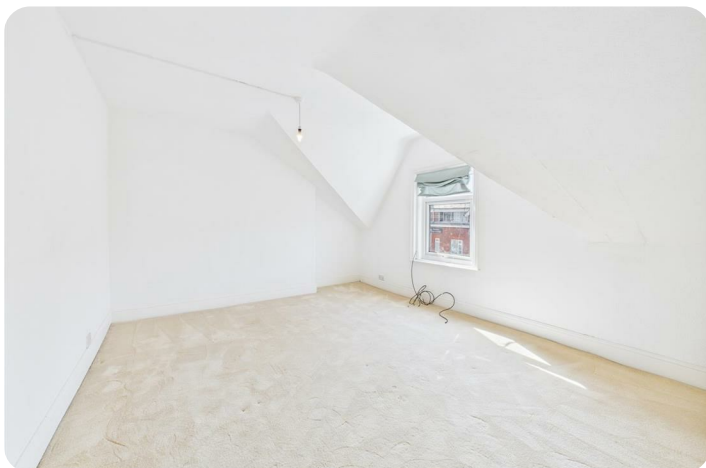
Council tax band: C

**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



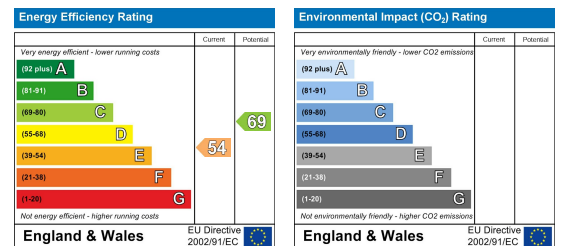
Floor Plan



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



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