



**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)



**20 Fifth Avenue, Bridlington, YO15 2LJ**

**Price Guide £369,950**



# 20 Fifth Avenue

Bridlington, YO15 2LJ

## Price Guide £369,950



Welcome to Fifth Avenue in Bridlington, this detached house offers a perfect blend of comfort and style, making it an ideal family home.

The property boasts a generous reception room, providing ample space for relaxation. With four well-proportioned bedrooms, there is plenty of room for the entire family to enjoy their own private space.

The heart of the home is undoubtedly the open plan kitchen and dining living area, which overlooks the beautifully maintained garden. This inviting space is perfect for family gatherings and social occasions, allowing for a seamless flow between indoor and outdoor living.

Situated in the sought-after "Avenues" area, close to the North Bay, which is renowned for its stunning cliff-top walks to Sewerby. The promenade leads directly to the town centre, where there are a variety of shops, cafes, and amenities.

This charming residence is sure to impress, contact our office to arrange a viewing.

### Entrance:

Upvc double glazed door into outer porch, tiled floor. Stained glass door into a spacious inner hall, understairs storage cupboard, feature stained glass window and central heating radiator.

### Wc:

6'7" x 2'8" (2.01m x 0.82m)

Wc, wash hand basin, extractor and chrome ladder radiator.

### Lounge:

13'2" x 12'9" (4.03m x 3.90m)

A spacious front facing room, log burning stove with a wood surround, upvc double glazed bay window and central heating radiator.

### Open plan kitchen/dining/sitting:

### Kitchen:

20'4" x 9'1" (6.22m x 2.77m)

Fitted with a range of modern base and wall units, Quartz worktops, inset stainless steel one and a half sink unit, freestanding electric oven with stainless steel extractor over. Integrated dishwasher, space for fridge/freezer, gas boiler, three upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the rear garden.

### Dining/sitting area:

16'9" x 12'4" (5.12m x 3.76m )

A rear facing room, electric fire in a brick surround, upvc double glazed bay window and central heating radiator.

### First floor:

A spacious landing, feature stained glass window, central heating radiator and access to boarded loft space.

### Bedroom:

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

### En-suite:

8'2" x 2'10" (2.51m x 0.88m)

Comprises a modern suite, shower cubicle with plumbed shower, wc, wash hand basin, part wall tiled, shower panelling and extractor.

### Bedroom:

13'3" x 11'1" (4.05m x 3.40m)

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

### Bedroom:

9'3" x 8'3" (2.83m x 2.54m)

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

**Bedroom:**

8'10" x 7'9" (2.71m x 2.37m)

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

**Bathroom:**

11'5" x 5'11" (3.50m x 1.82m)

Comprises modern suite, walk in shower with electric shower, wc and wash hand basin. Built in storage cupboard, wall panelling, two upvc double glazed windows and chrome ladder radiator.

**Exterior:**

The front and side of the property is block paved for parking.

**Garden:**

To the rear of the property is a private fenced garden. Large block paved and pebbled patio to lawn, borders of shrubs and bushes. Large timber built shed with power and lighting. A water point.

**Garage:**

Up and over door, power and lighting.

**Notes:**

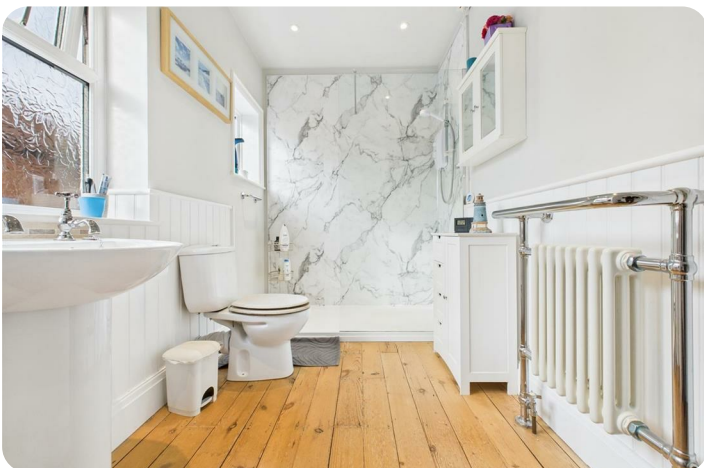
Council tax band: D

**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:**

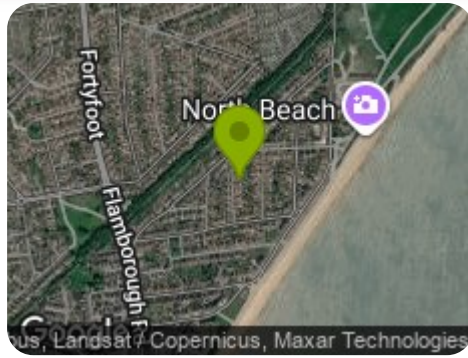
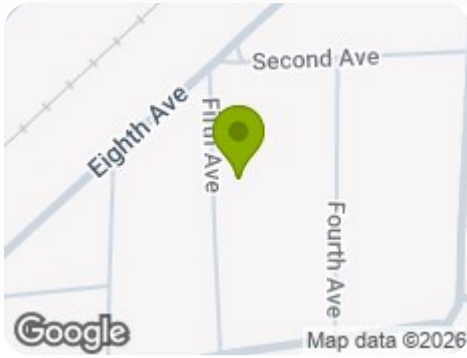
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



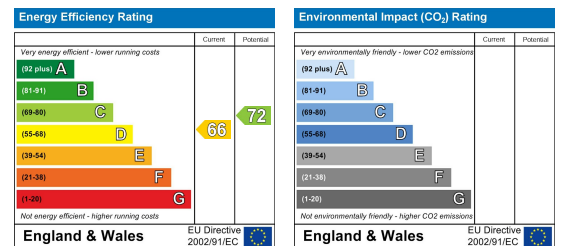
## Floor Plan



## 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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