



**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)



**1 Ryeland Avenue, Bridlington, YO16 6UN**

**Price Guide £275,000**



# I Ryeland Avenue

Bridlington, YO16 6UN

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Welcome to the desirable Ryeland Avenue in the coastal town of Bridlington. This detached bungalow offers a perfect blend of comfort and convenience.

The property features two well-proportioned bedrooms, a spacious reception room, kitchen, sun room and a bathroom, making it an ideal home for those seeking single-level living.

Set on a generous corner plot, the bungalow benefits from a delightful gardens, which invites an abundance of natural sunlight throughout the day.

Situated in a prime residential area on the north side of Bridlington, this home is conveniently located near a variety of local shops, restaurants, and public house, catering to all your daily needs. For those who appreciate the outdoors, Sewerby village, the picturesque cliff tops, and the stunning north beach are all just a short distance away, offering opportunities for leisurely strolls.

With no ongoing chain, this bungalow is ready for its new owners to put their own stamp on it and create a space that truly reflects their style and needs.

## **Entrance:**

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

## **Lounge/diner:**

18'9" x 13'1" (5.72m x 4.00m)

A spacious front facing room, gas fire with marble inset and wood surround. Three upvc double glazed windows, two central heating radiators and upvc double glazed door into the sun room.

## **Sun room:**

16'11" x 5'4" (5.16m x 1.63m)

A side facing room, upvc double glazed windows overlooking the garden and central heating radiator.

## **Kitchen:**

12'4" x 10'2" (3.76m x 3.12m)

Fitted with a range of base and wall units, composite one and a half sink unit, part wall tiled, space for a fridge, plumbing for washing machine, built in storage cupboard housing hot water store, two upvc double glazed window and door into the garage.

## **Bedroom:**

11'6" x 11'5" (3.51m x 3.49m)

A spacious rear facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

## **Bedroom:**

11'3" x 10'8" (3.44m x 3.26m)

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

## **Bathroom:**

6'9" x 5'4" (2.06m x 1.63m)

Comprises bath with shower attachment, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

**Wc:**

6'9" x 2'11" (2.06m x 0.89m)

Wc, part wall tiled and upvc double glazed window.

**Exterior:**

The property occupies a generous corner plot with established gardens to the front, side and rear. The outdoor space features paved patios, a well-kept lawn and mature, well-stocked borders filled with shrubs and bushes. A private driveway provides ample off-street parking and leads to the garage.

**Garage:**

19'1" x 8'11" (5.82m x 2.74m)

Electric roller door, power, lighting, sink unit and two upvc double glazed windows.

**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:**

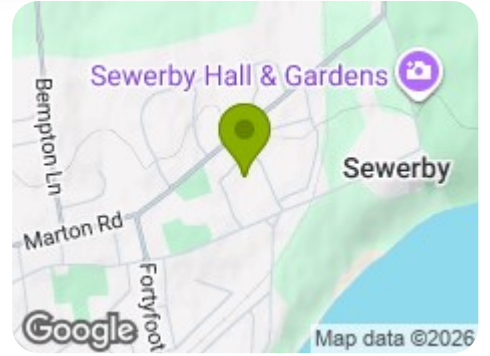
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



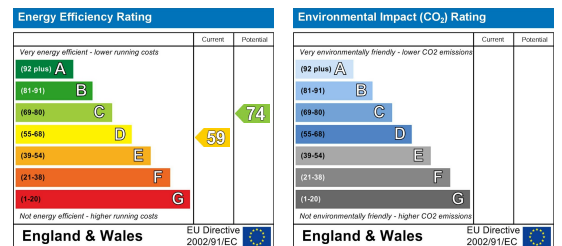
## Floor Plan



## 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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