BELT
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28 St Johns Avenue, Bridlington, YO16 4NG

Price Guide £260,000

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The Property Ombudsman
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28 St Johns Avenue

Bridlington, YO16 4NG

Price Guide £260,000

Welcome to St Johns Avenue in the coastal town of Bridlington. This semi-detached house presents an exceptional opportunity for families seeking a spacious and versatile home.
Boasting six generously sized bedrooms and three inviting reception rooms, this property is designed to accommodate the needs of modern family life.
The two well-appointed bathrooms ensure convenience for all. The large rear garden offers an outdoor space, perfect for children to play or for hosting summer gatherings.
This home is conveniently located within easy reach of local schools, shops, a supermarket, and the train station, making it an ideal choice for those who appreciate accessibility to essential amenities and transport links.
With its spacious layout and abundant potential, this property must be viewed to truly appreciate all it has to offer. Whether you are looking to create your dream family home or seeking a property with room to grow, this residence is sure to meet your needs. Don't miss the chance to make this house your own.

Entrance:

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

Lounge:

14'2" x 13'9" (4.34m x 4.20m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window, central heating radiator and double doors into the dining room.

Dining room:

13'9" x 13'3" (4.21m x 4.05m)

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

Wc:

4'11" x 4'2" (1.51m x 1.29m)

Wc, wash hand basin, part wall tiled, tiled floor, extractor and chrome ladder radiator

Breakfast room:

12'3" x 9'4" (3.74m x 2.86m)

A side facing room, built in storage cupboards, upvc double glazed window and central heating radiator. Access to the cellar.

Utility:

11'2" x 8'1" (3.42m x 2.48m)

Fitted with a range of base and wall units, part wall tiled, tiled floor, plumbing for washing machine, upvc double glazed window and upvc double glazed door onto the garden.

Kitchen/diner:

17'0" x 10'11" (5.19m x 3.35m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, Rangemaster cooker set in a brick surround and extractor. Part wall tiled, floor tiled, plumbing for dishwasher, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

A spacious landing, built in storage cupboard, central heating radiator and access to the loft space.

Bedroom:

13'10" x 9'3" (4.23m x 2.82m)

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

Bedroom:

13'9" x 12'2" (4.20m x 3.73m)

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

Bedroom:

9'9" x 5'11" (2.98m x 1.81m)

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

Bathroom:

8'7" x 8'0" (2.63m x 2.45m)

Comprises bath with shower attachment, wash hand basin, full wall tiled, built in storage cupboards, one housing gas combi boiler, upvc double glazed window and central heating radiator.

Bathroom:

6'10" x 6'4" (2.09m x 1.95m)

Comprises shower cubicle with plumbed shower, wc and wash hand basin. Full wall tiled, upvc double glazed window and chrome ladder radiator.

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Wc:
4'11" x 4'10" (1.50m x 1.48m)
Wc, wash hand basin, full wall tiled and upvc double glazed window.

Second floor:
Velux window and central heating radiator

Bedroom:
13'10" x 12'4" (4.22m x 3.76m)
A spacious front facing double room, upvc double glazed window and central heating radiator.

Bedroom:
13'9" x 12'3" (4.20m x 3.75m)
A spacious rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:
9'8" x 5'10" (2.96m x 1.80m)
A front facing single room, upvc double glazed window and central heating radiator.

Exterior:
To the front of the property is a private driveway for parking and electric car charging point.
Gated side access to workshop and rear garden.

Garden:
To the rear of the property is a large fenced garden. Paved patio to lawn with borders of hedges, shrubs and bushes. A Green house, timber built shed and water point.

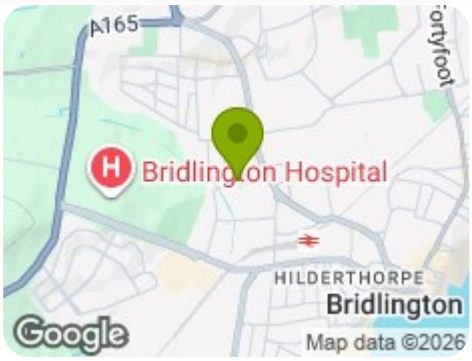
Garage/workshop:
17'8" x 9'0" (5.40m x 2.76m)
Up and over door, power & lighting.

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

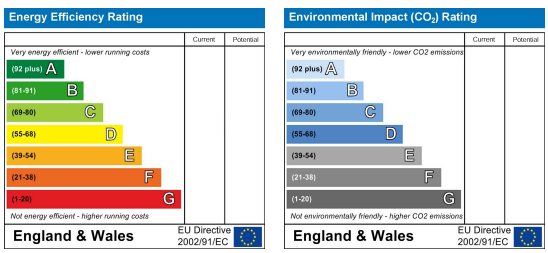


Floor Plan

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