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6 Swanland Avenue, Bridlington, YO15 2HH

Price Guide £315,000

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The Property Ombudsman

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6 Swanland Avenue

Bridlington, YO15 2HH

Price Guide £315,000

Welcome to Swanland Avenue in the seaside town of Bridlington. This semi-detached house presents an exceptional opportunity for families seeking a spacious and character-filled home.
The property features seven generously sized bedrooms and four well-appointed bathrooms, making it ideal for larger families, multi generational living or those who enjoy hosting guests.
As you enter, you are greeted by a large reception hall that showcases a galleried landing. The property retains many original features, including coving and high skirting boards, which add a touch of charm.
The three reception rooms provide ample space for relaxation and entertainment, allowing for a variety of uses to suit your lifestyle. Whether you envision a cosy family gathering or a formal dinner party, these versatile spaces can accommodate your needs.
Situated just off Flamborough Road, the stunning North beach is within easy reach, perfect for leisurely strolls along the shore. Additionally, a selection of local shops is conveniently close, ensuring that all your daily necessities are readily available. The town centre, with its further amenities and attractions, is also just a short walk away.
This family home must be viewed to fully appreciate its size, character, and location. Do not miss the chance to make this property your own.

Entrance:

Composite door opens into inner lobby, door leads into a spacious inner hallway, oval upvc double glazed window and central heating radiator.

Lounge:

18'1" x 16'1" (5.52m x 4.92m)

A spacious front facing reception room, period tiled fireplace in a marble surround, upvc double glazed bay window allowing plenty of natural light and central heating radiator.

Sitting room:

17'6" x 8'1" (5.34m x 2.48m)

A well proportioned rear facing reception room, offering a pleasant outlook over the rear garden, central heating radiator and upvc double glazed French doors.

Wet room:

5'11" x 5'4" (1.81m x 1.63m)

Comprising electric shower, wash hand basin and wc. Part wall tiled, an extractor fan and electric radiator.

Shower room:

7'1" x 4'7" (2.18m x 1.41m)

Comprising shower cubicle with electric shower, wc and wash hand basin with vanity unit. Bidet, part wall tiled, underfloor heating, upvc double glazed window and central heating radiator.

Dining room:

13'2" x 10'11" (4.03m x 3.34m)

A rear facing room, gas Aga, upvc double glazed window, a useful pantry offering excellent additional storage space.

Kitchen:

11'8" x 8'1" (3.58m x 2.47m)

Fitted with a range of base and wall units, stainless steel sink unit, electric double oven and hob with extractor over. Part wall tiled, integrated fridge, timber framed window, central heating radiator and door provides direct access to the rear garden.

First floor:

11'3" x 5'8" (3.44m x 1.74m)

Upvc double glazed window.

Bedroom:

14'9" x 14'6" (4.52m x 4.42m)

A well proportioned front facing double bedroom, built in wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

18'0" x 12'2" (5.50m x 3.73m)

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

Bedroom:

12'0" x 11'5" (3.67m x 3.50m)

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

Bedroom:

10'3" x 8'1" (3.13m x 2.47m)

A rear facing bedroom, built in storage cupboards, upvc double glazed window and central heating radiator. Leads directly into the office/dressing room.

Office/dressing room:

8'4" x 7'11" (2.55m x 2.43m)

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

Bathroom:

8'1" x 7'4" (2.48m x 2.26m)

Comprising bath with an electric shower over, wash hand basin with vanity unit. Part wall tiled, shaver socket, upvc double glazed window and central heating radiator.

Wc:

7'5" x 2'9" (2.28m x 0.86)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Second floor:

Upvc double glazed window and central heating radiator.

Bedroom:

15'0" x 11'3" (4.58m x 3.44m)

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

Bedroom:

13'3" x 11'4" (4.06m x 3.47m)

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

Bedroom:

10'11" x 7'3" (3.34m x 2.21m)

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

Bathroom:

9'3" x 7'9" (2.83m x 2.38m)

Comprises bath, walk in shower with electric shower, wc and wash hand basin. Part wall tiled, velux window and central heating radiator.

Exterior:

To the front of the property is a walled garden with slate. Gated side access to the rear garden.

Garden:

To the rear of the property is a south-facing garden. Paved patio area leads onto lawn, complemented by pebbled borders, shrubs and bushes. A greenhouse.

Notes:

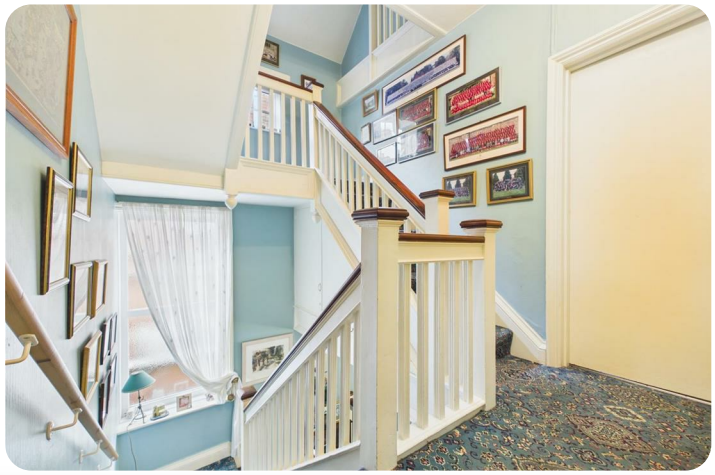
Council tax band: D

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.



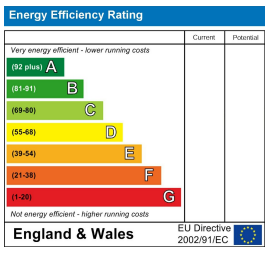
Road Map | Hybrid Map | Terrain Map

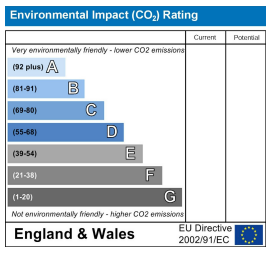
Floor Plan

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





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