



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



29 Amy Johnson Avenue, Bridlington, YO16 6HX

Price Guide £174,950



29 Amy Johnson Avenue

Bridlington, YO16 6HX

Price Guide £174,950



Welcome to this charming mid-terraced house located on Amy Johnson Avenue, this property offers a comfortable living space perfect for a first-time buyer.

Built in 1975 this property is modernised throughout, exuding a contemporary charm that is both inviting and stylish. The interiors are light and airy, creating a welcoming atmosphere that is sure to make you feel right at home from the moment you step inside.

Conveniently located in a popular residential area just off Bempton Lane, this property offers easy access to everyday amenities. With a supermarket, local shops, and a public house/restaurant within close proximity, you'll have everything you need right at your doorstep.

The property comprises: Ground floor: lounge, kitchen/diner and upvc conservatory. First floor: three bedrooms and bathroom. Exterior: gardens and garage.

Don't miss out on this fantastic opportunity to own a home that is not only in walk-in condition but also perfectly suited for those looking to take their first step onto the property ladder.

Entrance:

Upvc double glazed door into inner hall, vertical radiator.

Lounge:

13'0" x 12'9" (3.97m x 3.89m)

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

Kitchen/diner:

16'5" x 9'11" (5.01m x 3.03m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Integrated fridge/freezer and dishwasher.

Part wall tiled, understairs storage cupboard, upvc double glazed window, central heating radiator and double doors into the conservatory.

Upvc conservatory:

13'3" x 9'5" (4.06m x 2.89m)

Over looking the garden, central heating radiator.

First floor:

Built in storage cupboard housing gas combi boiler, access to a part boarded loft space.

Bedroom:

10'9" 8'3" (3.28m 2.54m)

A front facing double room, feature wall panelling, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

9'7" x 9'3" (2.93m x 2.83m)

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

Bedroom:

7'6" x 7'6" (2.31m x 2.30m)

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

Bathroom:

6'9" x 5'4" (2.06m x 1.65m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn.

To the side of the property is the garage located in a compound.

To the rear of the property is a private fenced garden with artificial lawn.

Garage:

Up and over door.

Notes:

Council tax band: B

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



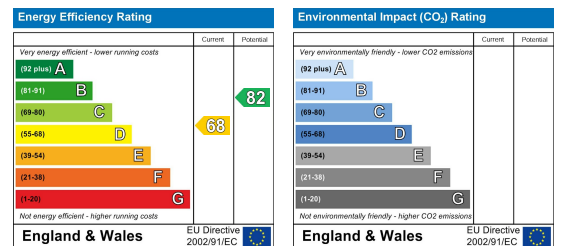
Floor Plan



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.



www.beltsestateagents.co.uk

