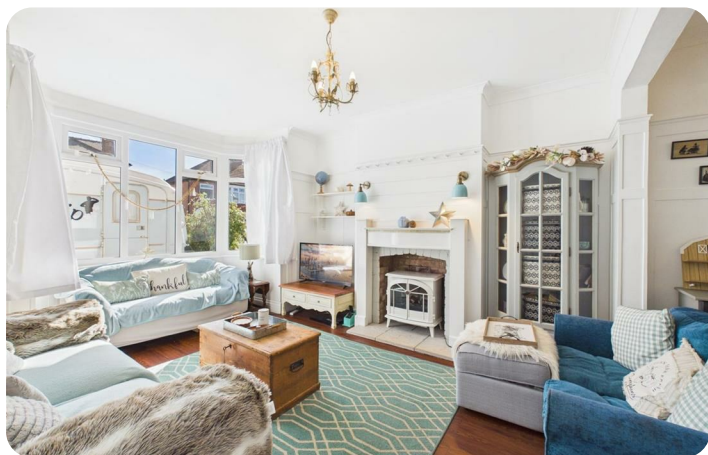




24 Rosebery Avenue, Bridlington, YO15 3PR

Price Guide £250,000



24 Rosebery Avenue

Bridlington, YO15 3PR

Price Guide £250,000



Welcome to Rosebery Avenue in the coastal town of Bridlington. This semi-detached house presents an ideal family home. Featuring two reception rooms plus a conservatory offering ample space for both relaxation and entertainment.

The three well-appointed bedrooms and dressing room provide comfortable living quarters, while the bathroom is conveniently located to serve the household's needs.

The location is particularly appealing, situated in a sought-after area on the south side of Bridlington. With easy access to the stunning south foreshore, which is perfect for leisurely strolls and enjoyable family outings by the sea.

For those who appreciate outdoor activities, the Belvedere Golf Course is just a stone's throw away, additionally, families will benefit from the close proximity to local schools, making this property an excellent choice for those with children.

This semi-detached house on Rosebery Avenue is an opportunity for families seeking a comfortable and convenient lifestyle in a coastal town and is sure to attract those looking to settle in Bridlington.

Entrance:

Door into inner hall, tiled floor, central heating radiator and understairs storage cupboard.

Lounge:

15'0" x 12'1" (4.59m x 3.70m)

A front facing room, fireplace with brick inset and wood surround. Wall panelling, upvc double glazed bay window, central heating radiator and archway into the dining room.

Dining room:

12'11" x 9'8" (3.96m x 2.96m)

A rear facing room, fireplace with brick inset and wood surround. Wall panelling, central heating radiator and door into the conservatory.

Conservatory:

12'4" x 8'6" (3.77m x 2.60m)

Over looking the garden, central heating radiator and upvc double glazed french doors.

Kitchen/diner:

18'4" x 7'4" (5.60m x 2.26m)

Fitted with a range of base and wall units, sink unit, plumbing for washing machine, space for a fridge/freezer and cooker. Two upvc double glazed windows and central heating radiator.

First floor:

Single glazed window.

Bedroom:

14'10" x 10'11" (4.53m x 3.34m)

A front facing double room, period fireplace with cast iron inset and wood surround. Upvc double glazed bay window and central heating radiator.

Bedroom:

10'11" x 7'10" (3.35m x 2.41m)

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

Dressing room/bedroom:

8'3" x 7'2" (2.54m x 2.19m)

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

Bedroom:

7'8" x 7'3" (2.34m x 2.22m)

A front facing single room, apex window and central heating radiator.

Bathroom:

10'7" x 4'7" (3.23m x 1.40m)

Comprises roll top bath, shower cubicle with plumbed in shower, wc and wash hand basin. Wall panelling, extractor and ladder radiator.

Exterior:

To the front of the property is a walled garden.

To the side elevation is a private driveway for parking.

Garden:

To the rear of the property is a private established garden. Lan, paved patio, pebbled areas, well stocked borders of shrubs, bushes and trees. Brick built outbuilding for storage, a greenhouse and timber built shed.

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



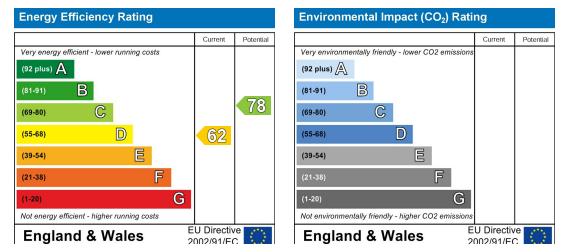
Floor Plan



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

