BELT
ESTATE AGENCY

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26 Horsforth Avenue, Bridlington, YO15 3DF

Price Guide £199,000

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The Property Ombudsman

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Bridlington, YO15 3DF

Price Guide £199,000





Welcome to Horsforth Avenue in the coastal town of Bridlington. This terraced house presents an opportunity for families seeking a spacious and comfortable home.

Boasting six generously sized bedrooms, this property is designed to accommodate the needs of a growing family, providing ample space for relaxation and privacy.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying family time. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household.

One of the standout features of this property is the off-road parking, which comfortably accommodates two vehicles, a rare find in such a desirable location. The spacious layout of the home allows for a variety of living arrangements, making it an ideal family residence.

Conveniently situated near the harbour, the stunning south beach, and the Spa Theatre, this property offers a unique coastal lifestyle. Residents will appreciate the easy access to the town centre, where a range of shops and cafes.

Whether you are looking to settle down or invest in a property with great potential, this residence is sure to impress.

Entrance:

15'4" x 3'3" (4.68m x 1.00m)

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

Lounge:

12'3" x 11'11" (3.74m x 3.64m)

A front facing room, inset log burning stove with oak beam, upvc double glazed bay window and central heating radiator.

Dining room:

12'3" x 11'10" (3.74m x 3.62m)

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

Kitchen:

14'4" x 9'11" (4.39m x 3.04m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, floor tiled, plumbing for dishwasher, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Bathroom:

5'10" x 5'10" (1.80m x 1.78m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

First floor:

A spacious landing.

Bedroom:

15'8" x 12'2" (4.78m x 3.71m)

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

Bedroom:

11'11" x 9'9" (3.64m x 2.98m)

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

Bedroom:

9'11" x 7'6" (3.04m x 2.30m)

A rear facing double room, currently used a a utility room, plumbing for washing machine, gas combi boiler, upvc double glazed window and central heating radiator.

Bathroom:

6'4" x 5'11" (1.95m x 1.82m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Wall panelling, upvc double glazed window and central heating radiator.

Second floor:

Access to the eaves, velux window and central heating radiator.

Bedroom:

14'7" x 12'3" (4.45m x 3.75m)
A front facing double room, velux window and central heating radiator.

Bedroom:

12'1" x 8'8" (3.69m x 2.65m)
A rear facing double room, velux window and central heating radiator.

Bedroom:

10'1" x 9'11" (3.08m x 3.03m)
A rear facing double room, upvc double glazed window and central heating radiator.

Wc:

6'3" x 4'0" (1.93m x 1.24m)
Wc, wash hand basin with vanity unit, full wall tiled, built in storage cupboard and upvc double glazed window.

Exterior:

To the front of the property is a private paved driveway for parking.

Garden:

To the rear of the property is a good size yard. Artificial lawn, timber built shed, brick built outbuilding and water point.

Notes:

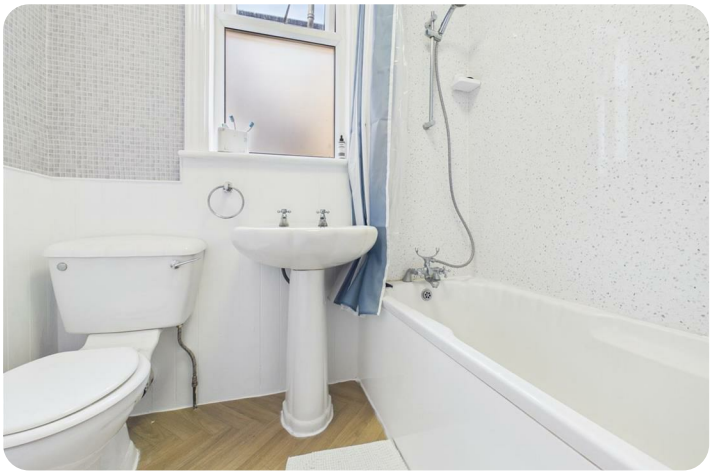
Council tax band A

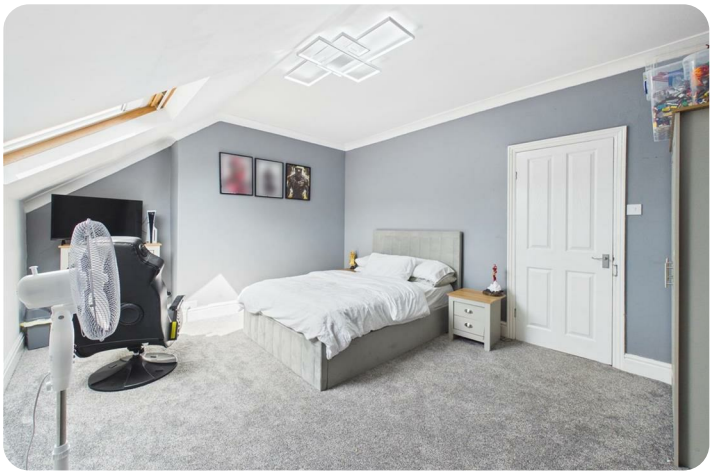
Purchase procedure

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.

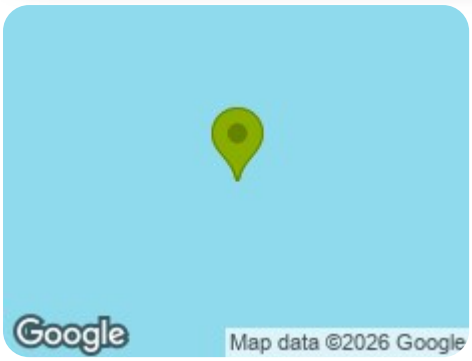


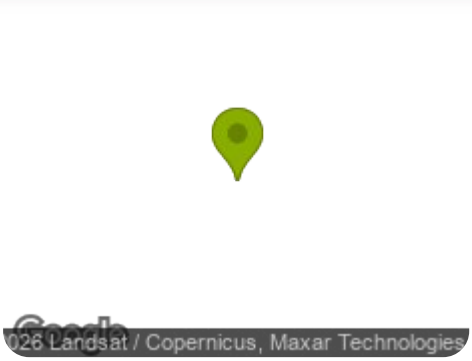


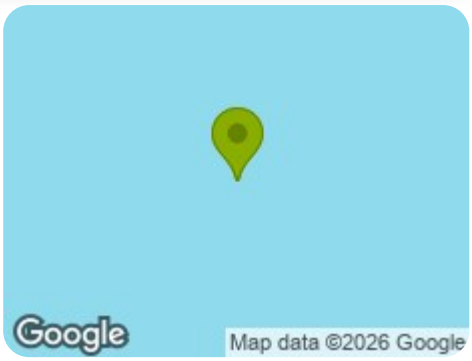




Road Map | Hybrid Map | Terrain Map







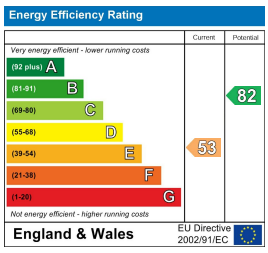
Floor Plan

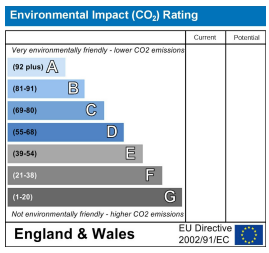


Viewing

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.