



BELT
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10 Trinity Avenue, Bridlington, YO15 2HD

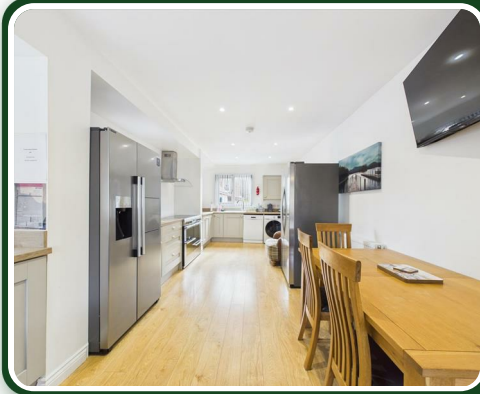
Price Guide £250,000



10 Trinity Avenue

Bridlington, YO15 2HD

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Welcome to the cul-de-sac of Trinity Avenue, Bridlington. This detached bungalow offers a blend of modern living and coastal convenience.

The property boasts a spacious reception room, perfect for entertaining or relaxing with family. The two well-appointed bedrooms provide ample space, while the two contemporary bathrooms ensure privacy for all.

The current owner has thoughtfully modernised the home throughout, featuring a stylish kitchen and bathrooms that cater to today's lifestyle. A standout feature of this property is the inviting rear orangery, which floods the space with natural light and creates a serene spot to enjoy the garden views.

This bungalow has been successfully run as a holiday let, showcasing its appeal to visitors, yet it also presents an ideal opportunity for those seeking a permanent residence in a central location.

Situated within walking distance to the town centre, the train station, and the stunning North Beach and foreshores. Whether you are looking for a holiday retreat or a new home, this bungalow is a must-see.

Entrance:

Composite door into inner hall, central heating radiator and access to a boarded loft space.

Open plan lounge/kitchen/diner

Lounge:

14'10" x 12'9" (4.54m x 3.91m)

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

Kitchen/diner:

20'6" x 10'5" (6.27m x 3.18m)

Fitted with a range of modern base and wall units, ceramic sink unit, stainless steel extractor, plumbing for washing machine and dishwasher. Gas combi boiler, three upvc double glazed windows and central heating radiator.

Orangery:

13'0" 8'7" (3.97m 2.63m)

Over looking the garden, sky lantern and upvc double glazed windows and french doors.

Bedroom:

11'10" x 11'9" (3.61m x 3.60m)

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

Jack & Gill En-suite:

6'9" x 6'3" (2.07m x 1.91m)

Comprises a modern suite, walk in shower with electric shower, wc and wash hand basin with vanity. Part wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

Bedroom:

12'10" x 11'7" (3.92m x 3.55m)

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

Bathroom:

8'2" x 7'10" (2.50m x 2.39m)

Comprises modern suite, bath with electric shower over, wc

and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor, two upvc double glazed windows and chrome ladder radiator.

Exterior:

To the front of the property is a walled paved garden area. To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private fenced garden. Lawn, paved patio with borders of shrubs and bushes. Power point and water point.

Garage:

14'7" x 8'2" (4.47m x 2.50m)

Electric roller door, power, lighting and courtesy door.

Notes:

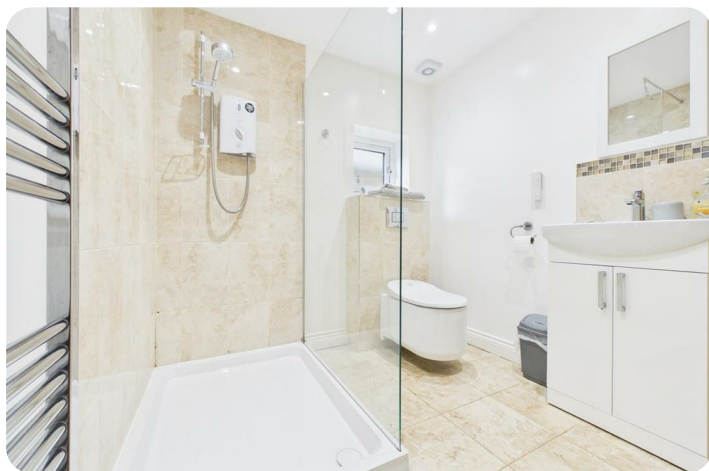
Council tax band: C

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

Ground Floor Building 1

Approximate total area¹⁾
1123 ft²
104.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

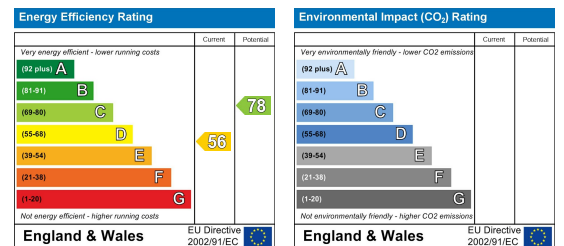
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Ground Floor Building 2

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.



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