



5 Holyrood Avenue, Bridlington, YO15 2EA

Price Guide £175,000



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Welcome to this end-terrace house located on Holyrood Avenue in the seaside town of Bridlington.

This property has been thoughtfully modernised throughout by the current owners, offering contemporary comfort.

The property boasts two spacious reception rooms and a modern kitchen/diner providing ample space for relaxation and entertaining. With four well-proportioned bedrooms, there is plenty of room for family and guests alike. The two modern bathrooms have been designed with style in mind, ensuring convenience for all.

Located just a stone's throw from the picturesque north foreshores, residents can enjoy the beauty of the coastline at their leisure. Additionally, the town centre is within easy reach, offering a variety of amenities to enhance daily living. From a leisure centre to a train station, bus station, and supermarket, everything you need is conveniently close by.

Whether you are a growing family or looking for a spacious retreat, this property on Holyrood Avenue is sure to impress. Don't miss the opportunity to make this lovely house your new home.

Entrance:

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

Lounge:

12'7" x 11'10" (3.85m x 3.61m)

A front facing room, upvc double glazed bay window, central heating radiator and archway into the dining room.

Dining room:

11'6" x 11'2" (3.51m x 3.42m)

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

Kitchen:

11'10" x 8'8" (3.62m x 2.65m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Under cupboard lighting, part wall tiled, plumbing for washing machine, upvc double glazed window and upvc double glazed door onto the rear garden.

Dining area:

17'11" x 8'5" (5.48m x 2.57m)

A rear facing room, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

First floor:

Built in storage cupboard and central heating radiator.

Bedroom:

11'10" x 10'9" (3.61m x 3.30m)

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

En-suite:

8'9" x 3'4" (2.68m x 1.04m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and chrome ladder radiator.

Bedroom:

11'3" x 10'9" (3.43m x 3.28m)

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

Bathroom:

8'9" x 6'4" (2.68m x 1.94m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and chrome ladder radiator.

Wc:

5'3" x 4'8" (1.62m x 1.43m)

Wc, wash hand basin with vanity unit, velux window, upvc double glazed window and central heating radiator.

Second floor:

Velux window, upvc double glazed window and central heating radiator.

Bedroom:

11'5" x 10'5" (3.49m x 3.18m)

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

Bedroom:

11'2" x 10'4" (3.42m x 3.17m)

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

Bathroom:

10'4" x 4'6" (3.17m x 1.39m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and chrome ladder radiator.

Exterior:

To the rear of the property is a low maintenance paved garden.

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



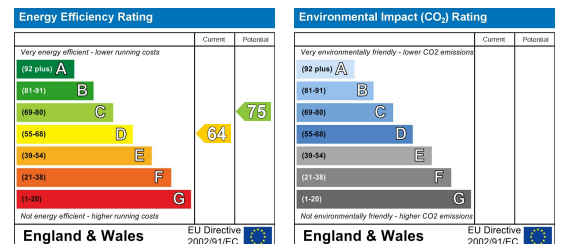
Floor Plan



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.



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