



**BELT**  
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**30 Rosebery Avenue, Bridlington, YO15 3PR**

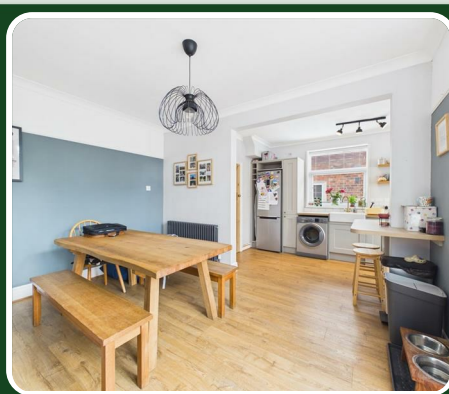
**Price Guide £270,000**



# 30 Rosebery Avenue

Bridlington, YO15 3PR

## Price Guide £270,000



Welcome to Rosebery Avenue in the coastal town of Bridlington. This semi-detached house presents an exceptional opportunity for families seeking a modern and comfortable home.

With three well-proportioned bedrooms and two inviting reception rooms, this residence is designed to cater to the needs of family life. The property has been thoughtfully modernised by the current owners, featuring a new contemporary kitchen and bathroom.

The location is particularly appealing, situated in a sought-after area on the south side of Bridlington. Residents will enjoy easy access to the stunning south foreshore, perfect for leisurely strolls and family outings. For those who appreciate golf, the Belvedere Golf Course is just a stone's throw away. Families will also benefit from the close proximity to local schools.

To fully appreciate what this residence has to offer, a viewing is highly recommended. Don't miss the chance to make this lovely house your new home.

### Entrance:

Composite door with stained glass surround into inner hall, column radiator and understairs storage cupboard.

### Lounge:

12'1" x 11'7" (3.70m x 3.54m)

A front facing room, inset multi fuel burning stove with rustic brick surround, upvc double glazed bay window and column radiator.

### Kitchen:

18'4" x 7'1" (5.59m x 2.18m)

Fitted with a range of modern base and wall units, Belfast sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, space for a fridge freezer, integrated dishwasher and three upvc double glazed windows. Archway into the dining room.

### Dining room:

12'11" x 10'9" (3.94m x 3.29m)

A rear facing room, built in cupboards and shelves. Column radiator, two upvc double glazed windows and upvc double glazed door onto the garden.

### First floor:

Upvc double glazed window and access to the loft.

### Bedroom:

14'9" x 10'11" (4.52m x 3.34m)

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

### Bedroom:

12'9" x 10'9" (3.90m x 3.30m)

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

### Bedroom:

7'8" x 7'2" (2.35 x 2.19m)

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

### **Bathroom:**

8'3" x 6'11" (2.53m x 2.12m)

Comprises a modern suite, shower cubicle with plumbed in shower, free standing bath, wc and wash hand basin with vanity unit. Part wall tiled, extractor, two upvc double glazed windows and ladder radiator.

### **Exterior:**

To the front of the property is a block paved parking area. To the side of the property is a private driveway leading to the garage.

### **Garden:**

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

### **Notes:**

Council tax band C

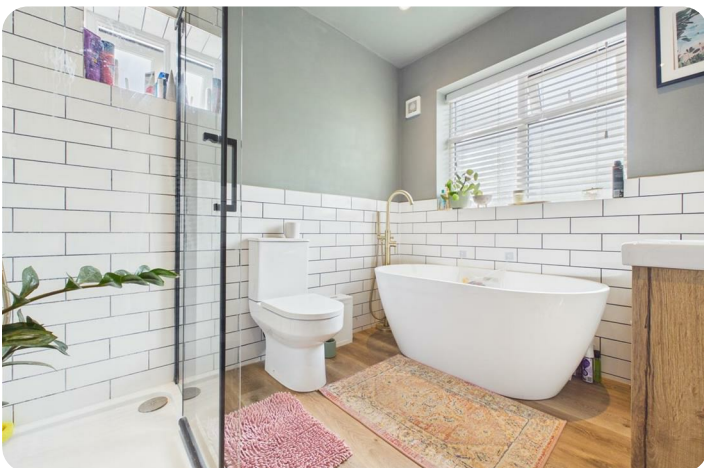
### **Purchase procedure**

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:**

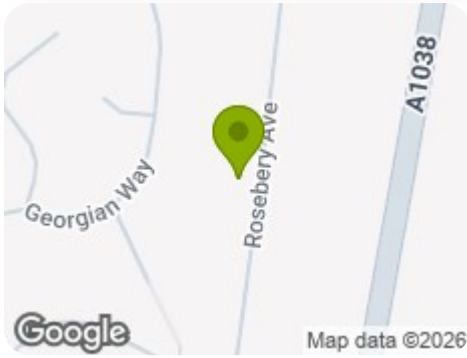
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



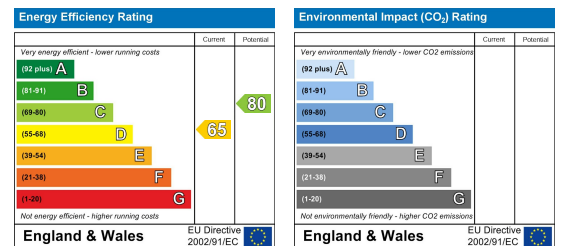
Floor Plan



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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