BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk



68 St Johns Avenue, Bridlington, YO16 4NL

Price Guide £190,000

3 | 1 | 2 | D





The Property Ombudsman

naea | propertymark PROTECTED

68 St Johns Avenue

Bridlington, YO16 4NL

Price Guide £190,000





Welcome to this terraced house located on St Johns Avenue in the seaside town of Bridlington. This property presents an ideal family home, boasting three spacious bedrooms and two inviting reception rooms, perfect for both relaxation and entertaining.

One of the standout features of this property is the large rear garden, providing ample outdoor space for children to play, gardening enthusiasts, or simply for enjoying the fresh air during the warmer months.

The location of this home is particularly advantageous, as it is within easy reach of local schools, shops, and a supermarket, making daily errands a breeze. The nearby train station offers transport links, and with easy access to the town centre.

With its generous living spaces and handy location, this home is sure to attract interest from families looking to settle in Bridlington. Don't miss the chance to make this lovely house your new home.

Entrance:

Composite door into a spacious inner hall, central heating radiator.

Lounge/diner:

24'11" x 10'2" (7.60m x 3.10m)

A spacious double aspect room, stone fireplace surround, upvc double glazed bay window and central heating radiator. Archway into the dining area, inset fireplace, upvc double glazed window and central heating radiator.

Kitchen:

21'2" x 8'11" (6.46m x 2.73m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine, gas combi boiler, upvc double glazed window and archway into the dining area.

Sun Room:

8'11" x 8'10" (2.73m x 2.71m)

Upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

A spacious landing, built in storage cupboard, central heating radiator and access to a boarded loft.

Bedroom:

15'8" x 12'2" (4.80m x 3.72m)

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

Bedroom:

12'2" x 10'1" (3.72m x 3.08m)

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

Bedroom:

9'4" x 8'9" (2.86m x 2.69m)

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

Bathroom:

7'9" x 4'8" (2.38m x 1.43m)

Comprises bath with plumbed in shower over, wash hand basin with vanity unit, part wall tiled, upvc double glazed window and central heating radiator.

Wc:

Wc, part wall tiled upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a small walled garden.

Garden:

To the rear of the property is a large west facing sunny garden. Patio to lawn with well established borders of shrubs and bushes. A timber built shed and a green house.

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.

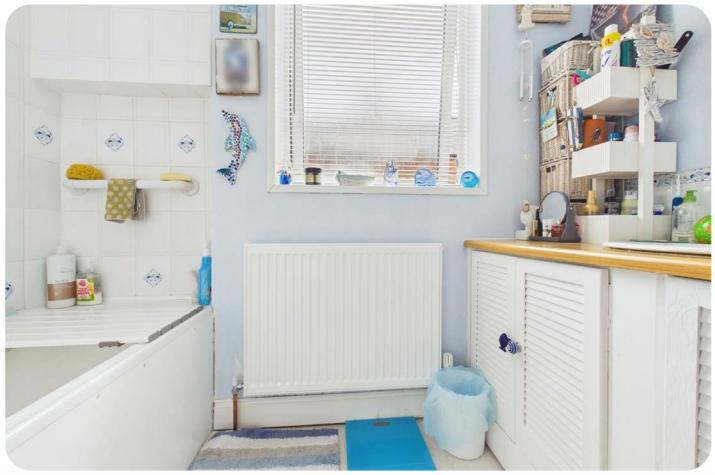
General Notes:

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.

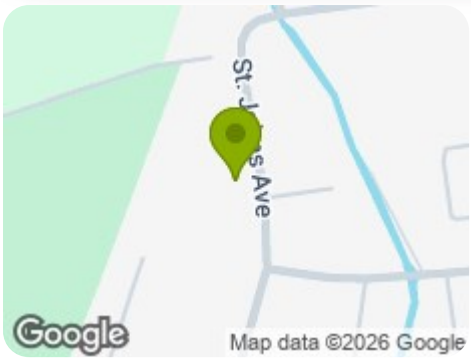




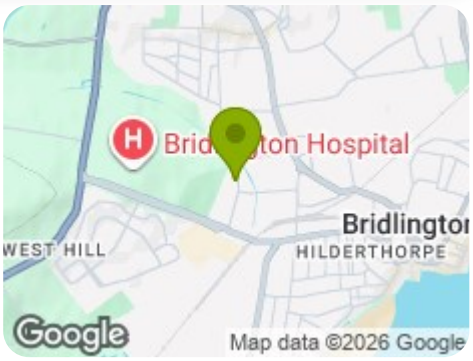




Road Map | Hybrid Map | Terrain Map







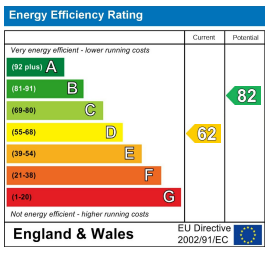
Floor Plan

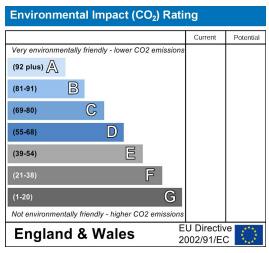


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.