



**BELT**  
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**54 Thoresby Avenue, Bridlington, YO16 7EL**

**Price Guide £195,000**



# 54 Thoresby Avenue

Bridlington, YO16 7EL

## Price Guide £195,000



Welcome to this detached bungalow located on Thoresby Avenue in the seaside town of Bridlington. This property offers an opportunity for those looking to create their dream home, as it presents a blank canvas for you to put your own stamp on it.

The bungalow features a comfortable reception room and kitchen perfect for relaxing or entertaining guests. There are two well-proportioned bedrooms. The bathroom is conveniently located, ensuring ease of access. The location is particularly appealing, just off Bempton Lane, residents will benefit from easy access to local shops and bus service.

Additionally, there is no ongoing chain, allowing for a smooth and efficient purchase process.

Don't miss your chance to view this bungalow your new home.

### Entrance:

Upvc double glazed door leads directly into the kitchen.

### Kitchen:

9'3" x 10'5" (2.83m x 3.18m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled, plumbing for washing machine, upvc double glazed window and central heating radiator.

### Lounge/diner:

10'1" x 18'4" (3.09m x 5.59m)

A spacious front facing room, electric fire with marble inset and wood surround. Upvc double glazed window and central heating radiator.

### Inner hall:

Built in storage cupboard and access to the loft space by drop down ladder with gas combi boiler.

### Bedroom:

10'6" x 10'9" (3.22m x 3.28m)

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

### Bedroom:

6'8" x 10'10" (2.04m x 3.32m)

A rear facing single room, built in wardrobe, upvc double glazed window and central heating radiator.

### Bathroom:

5'4" x 7'4" (1.63 x 2.26)

Comprises walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a low maintenance garden with artificial lawn. To the side elevation is a private blocked paved driveway leading to the garage.

### Garden:

To the rear of the property is a low maintenance paved garden with borders of shrubs and bushes.

### Garage:

8'3" x 17'10" (2.52m x 5.44m)

Double opening doors, power and lighting.

### Notes:

Council Tax Band: C

Local Authority: East Riding of Yorkshire Council

### 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

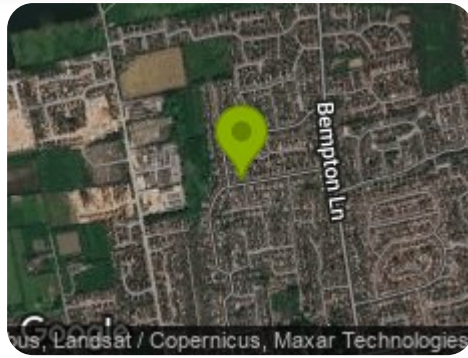
survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, 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**

- Lounge/diner: 10'1" x 18'3" (3.09 x 5.59 m)
- Kitchen: 9'3" x 10'5" (2.83 x 3.18 m)
- Hallway: 3'4" x 5'9" (1.03 x 1.77 m)
- Bedroom: 10'6" x 10'9" (3.22 x 3.28 m)
- Bedroom: 6'8" x 10'10" (2.04 x 3.32 m)

**Ground Floor Building 2**

- Garage: 8'3" x 17'9" (2.52 x 5.44 m)

**Approximate total area<sup>(1)</sup>**  
704 ft<sup>2</sup>  
65.3 m<sup>2</sup>

(1) Excluding balconies and terraces

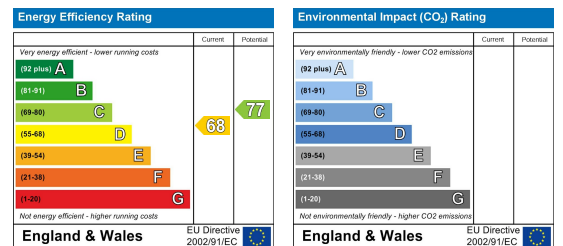
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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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