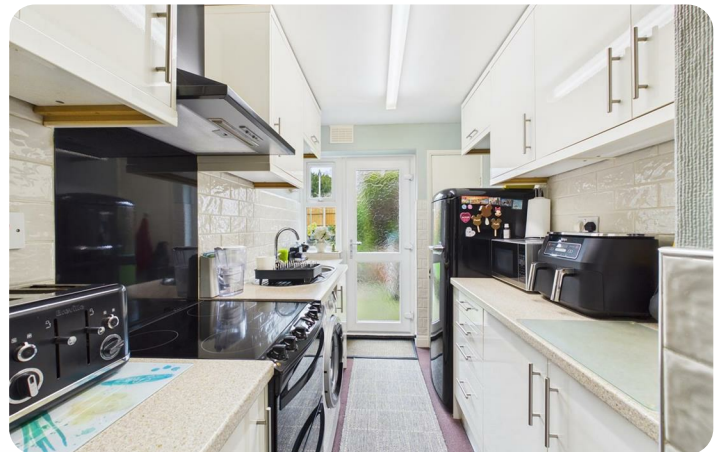




## 5 Stepney Avenue, Bridlington, YO16 7PQ

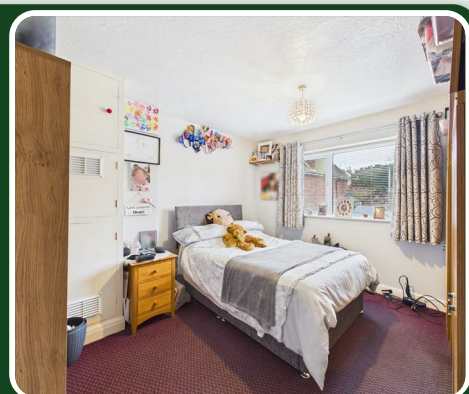
Reduced To £185,000



# 5 Stepney Avenue

Bridlington, YO16 7PQ

## Reduced To £185,000



Welcome to the cul-de-sac of Stepney Avenue in the coastal town of Bridlington.

This property comprises two inviting reception rooms that provide ample space for relaxation and entertaining. Kitchen, three bedrooms and a well-appointed bathroom. One of the standout features of this home is the double garage that offers additional storage or workshop potential.

Situated just off Scarborough Road, providing easy access to the local shops along the High Street. Families will appreciate the proximity to local schools. Additionally, the local bus service routes ensure that you are well-connected to the wider area.

Don't miss the chance to make this lovely property your new home.

### Entrance:

Composite door into inner hall and central heating radiator.

Controls for the alarm is in the hall.

### Lounge:

11'9" x 11'9" (3.60m x 3.59m)

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

### Dining room:

11'5" x 10'3" (3.49m x 3.13m)

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

### Kitchen:

11'6" x 6'3" (3.51m x 1.93m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, part wall tiled, pantry, plumbing for washing machine, understairs storage cupboard, upvc double glazed window and upvc double glazed door onto the rear garden.

### First floor:

Access to loft space.

### Bedroom:

14'8" x 11'0" (4.48m x 3.37m)

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

### Bedroom:

11'6" x 10'5" (3.51m x 3.18m)

A rear facing double room, built in storage cupboard housing gas combi boiler fitted 2021, upvc double glazed window and central heating radiator.

### Bedroom:

7'3" x 5'10" (2.22m x 1.78m)

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

### Bathroom:

6'2" x 5'3" (1.90m x 1.61m)

Comprises bath, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a private driveway with ample parking and gated side access to the rear garden.

### Garden:

To the rear of the property is a private fenced garden. Patio area to lawn with borders of shrubs and bushes. Brick built outbuilding for storage, timber built shed and vegetable plots.

### Garage/workshop:

16'8" x 13'10" (5.09m x 4.24m)

A double garage, up and over door, power and lighting.

### Notes:

Council tax band: B

New roof (2 years old)

Fully alarmed

### 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



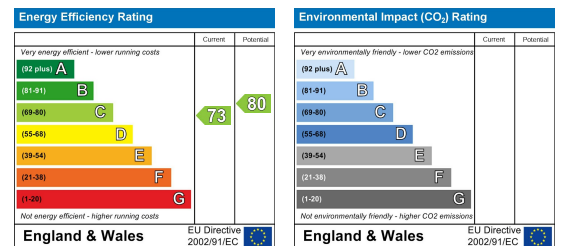
## Floor Plan



## 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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