



BELT
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5 Rosebery Avenue, Bridlington, YO15 3PW

Price Guide £220,000



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Welcome to the desirable Rosebery Avenue in Bridlington. This semi-detached house presents an excellent opportunity for families seeking a new home.

The property boasts two spacious reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for family living, while the bathroom offers a functional layout for everyday use.

This residence is ideally situated in a sought-after area on the south side of Bridlington, providing easy access to the picturesque south foreshore, the renowned Belvedere Golf Course, and local schools. Additionally, the property benefits from convenient access to the main Bridlington to Hull road, making commuting a breeze.

This property is priced to sell, allowing for modernisation to suit your personal taste and style.

Don't miss the chance to make this house your home in a location that offers both convenience and charm.

Entrance:

Upvc double glazed door into inner porch, tiled floor. Door into inner hall, understairs storage cupboard and central heating radiator.

Wc:

5'2" x 2'9" (1.58m x 0.86m)

WC and wash hand basin.

Lounge:

12'5" x 11'9" (3.80m x 3.60m)

A front facing room, gas fire in a stone surround, upvc double glazed bay window and central heating radiator.

Dining room:

18'5" x 12'3" (5.63m x 3.74m)

A rear facing room, gas fire in a stone surround, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Kitchen:

12'7" x 9'7" (3.86m x 2.94m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, two upvc double glazed windows, pantry with plumbing for washing machine and upvc double glazed door to the side elevation.

First floor:

Upvc double glazed window.

Bedroom:

12'7" x 11'1" (3.84m x 3.40m)

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

Bedroom:

12'4" x 11'0" (3.76m x 3.37m)

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

Bedroom:

8'3" x 6'11" (2.54m x 2.12m)

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

Bathroom:

5'6" x 5'1" (1.68m x 1.56m)

Comprises shower cubicle with plumbed in shower, wash hand basin with vanity unit, full wall tiled, extractor, built in storage cupboard housing gas combi boiler, upvc double glazed window and chrome ladder radiator.

Wc:

4'0" x 2'5" (1.23m x 0.74m)

Wc and upvc double glazed window.

Exterior:

To the front of the property is a walled garden with lawn and borders of shrubs and bushes. Private driveway for parking.

Garden:

To the rear of the property is a good size fenced garden. Patio to lawn with established borders of shrubs and bushes.

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:

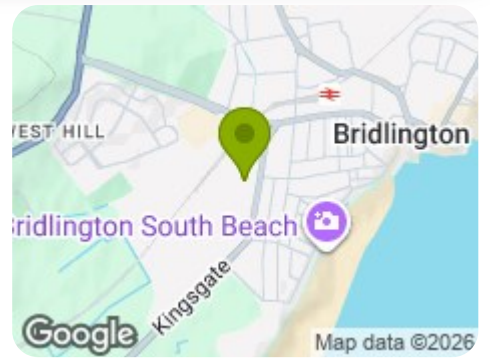
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



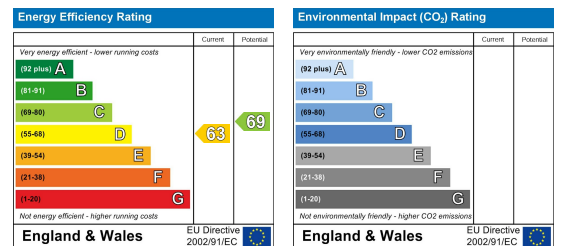
Floor Plan



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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