



BELT
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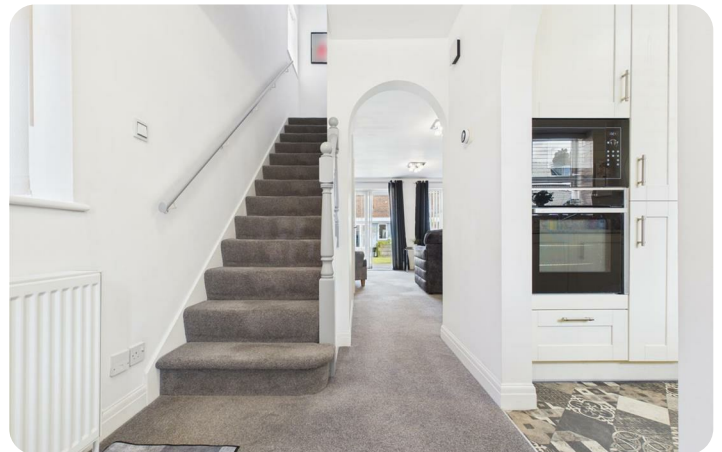
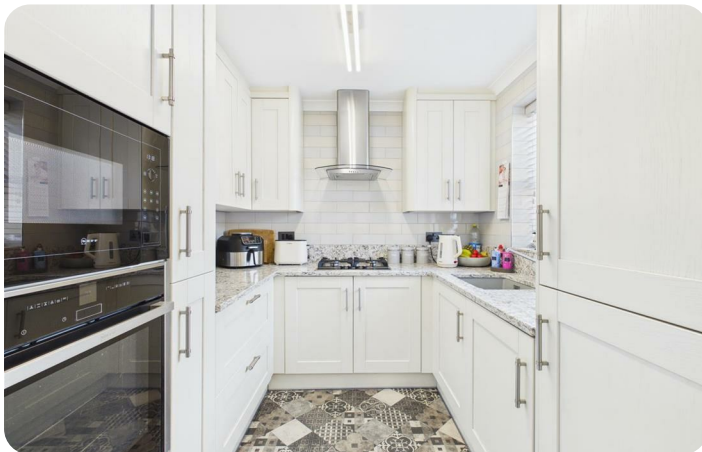
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23 Ashbourne Avenue, Bridlington, YO16 4PE

Price Guide £175,000



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Welcome to the cul-de-sac of Ashbourne Avenue, just off Midway Avenue.

This semi-detached house presents an excellent opportunity for first-time buyers or families seeking a comfortable home.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation. The inviting reception room offers a warm atmosphere, perfect for family gatherings or entertaining guests.

The heart of the home is undoubtedly the lovely modern kitchen, which is designed to meet the needs of contemporary living. It is both functional and stylish. Additionally, the property features a good-sized garden, complete with a garden room/summerhouse, ideal for enjoying the outdoors or creating a personal retreat.

Parking is convenient with space for two vehicles.

The location is particularly advantageous, as it is within close proximity to local amenities, including shops, schools, doctors, parks and a railway station.

Don't miss the chance to make this delightful house your new home.

Entrance:

Composite door into inner porch, upvc double glazed window, built in storage cupboard and tiled floor.

Upvc double glazed door into inner hall, upvc double glazed window and central heating radiator.

Kitchen:

8'3" x 7'8" (2.53m x 2.35m)

Fitted with a range of modern base and wall units, granite

worktops, inset one and a half sink unit, part wall tiled, integrated microwave, fridge, freezer and washing machine. Electric oven, gas hob with stainless steel extractor over and upvc double glazed window.

Lounge/diner:

16'7" x 14'6" (5.06m x 4.43m)

A spacious rear facing room, gas fire with marble inset and wood surround. Understairs storage cupboard, upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the garden.

First floor:

Upvc double glazed window and built in storage cupboard.

Bedroom:

10'4" x 8'3" (3.16m x 2.53m)

A front facing double room, built in modern wardrobes and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

12'0" x 6'5" (3.67m x 1.96m)

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

Bedroom:

6'11" x 5'8" (2.13m x 1.74m)

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

Bathroom:

6'0" x 5'8" (1.84m x 1.74m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a private driveway with space for 2 cars.

Garden:

To the rear of the property is a good size garden. Paved patio, artificial lawn, raised flower beds, pebbled area and further paved patio. Large timber summer house/garden room with power and lighting.

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:

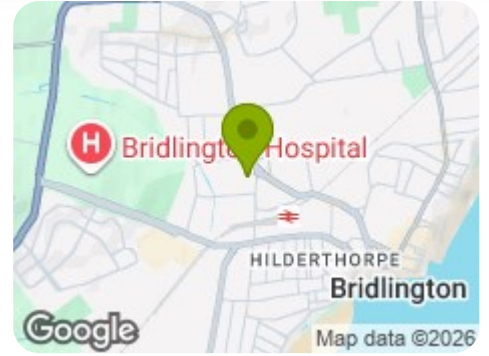
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



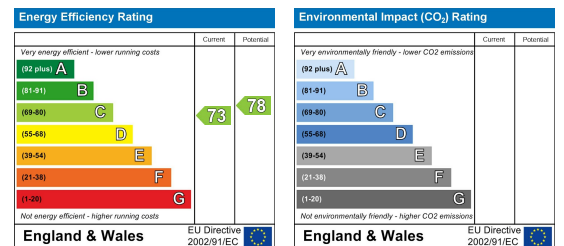
Floor Plan



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



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