BELT
ESTATE AGENCY

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50 Station Avenue, Bridlington, YO16 4LZ

Reduced To £229,950

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The Property Ombudsman

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50 Station Avenue

Bridlington, YO16 4LZ

Reduced To £229,950





Welcome to Station Avenue in the coastal town of Bridlington. This semi-detached bungalow offers a perfect blend of comfort and convenience.

The property boasts a well-proportioned reception room, ideal for both relaxation and entertaining. A lovely conservatory extends the living space, providing a bright and airy area to enjoy the beautiful landscaped garden. This outdoor space is a true highlight, offering a serene retreat for gardening enthusiasts or those who simply wish to unwind.

With two bedrooms and a well-appointed bathroom, this home is designed for easy living.

The bungalow is presented in excellent condition, allowing you to move in without the need for any immediate renovations.

The location is particularly advantageous, situated directly opposite the picturesque town hall gardens. You will find yourself just a short distance from the railway station, health centre, supermarkets, and local shops, making daily errands effortless. Additionally, bus routes and easy access to the town centre further enhance the appeal of this property.

Do not miss the opportunity to make this bungalow your own.

Entrance:

Side door providing access into a inner hall, central heating radiator, built in storage cupboard and access to a part-boarded loft space housing the gas combi boiler.

Kitchen:

11'3" x 6'5" (3.43m x 1.97m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, integrated washing machine, under counter lighting, space for a fridge/freezer, upvc double glazed window and central heating radiator.

Lounge/diner:

18'1" x 11'5" (5.53m x 3.48m)

A spacious rear facing room, electric fire with a wood surround, column radiator and upvc double glazed patio doors into the conservatory.

Upvc conservatory:

8'11" x 7'11" (2.74m x 2.42m)

Over looking the stunning garden, central heating radiator and upvc double glazed french doors.

Bedroom:

12'11" x 8'8" (3.96m x 2.66m)

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

Bedroom:

10'2" x 9'2" (3.10m x 2.80m)

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

Bathroom:

7'8" x 5'6" (2.34m x 1.69m)

Comprises a modern suite, bath, shower cubicle with plumbed shower, 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 paved garden with borders

of shrubs and bushes.
To the side elevation is a private driveway leading to the garage.

Garden:

To the rear of the property is a private, south-facing garden. Composite Decked patio provides an ideal space for outdoor entertaining, leading to a low-maintenance pebbled area. Further lawn area with well-established borders of flowers and shrubs. Outside water point.

Garage:

A brick built garage with electric roller door, power, lighting and upvc double glazed window

Notes:

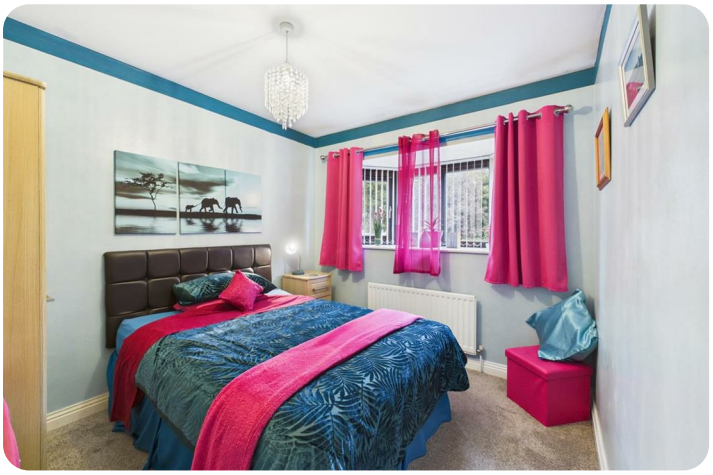
Council tax band: B

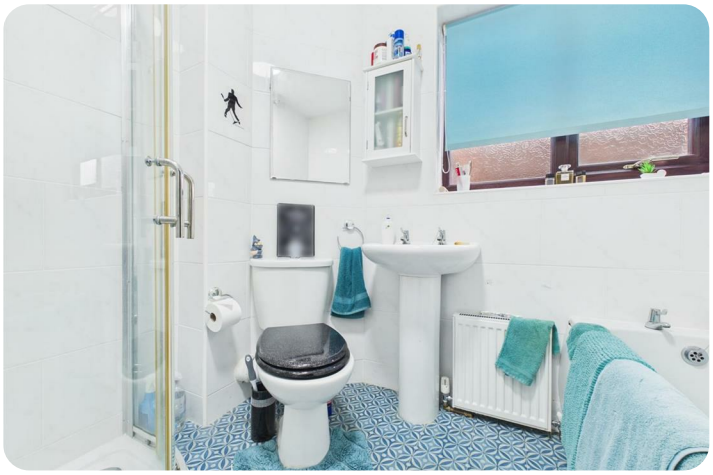
Purchase Procedure:

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.









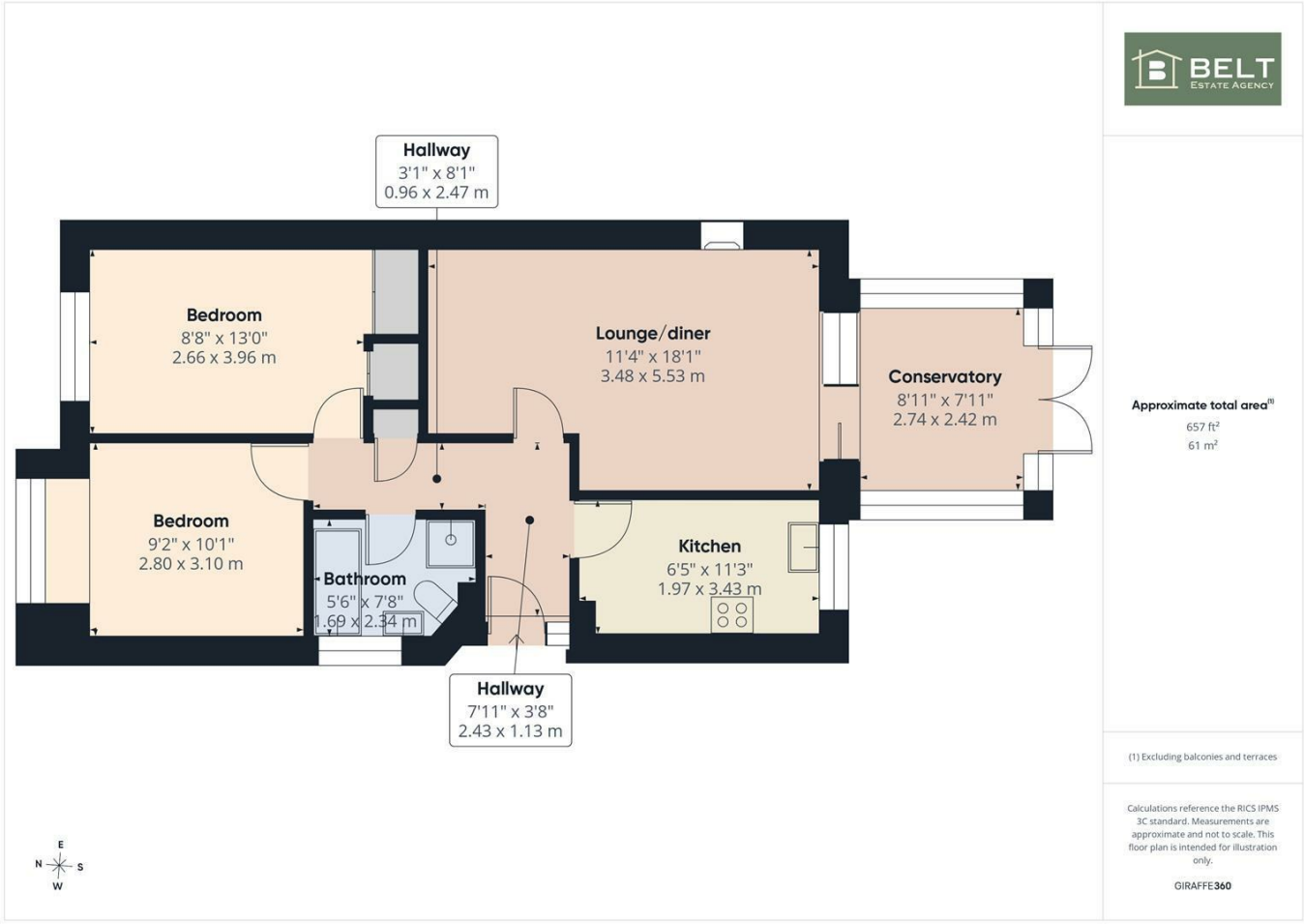
Road Map | Hybrid Map | Terrain Map







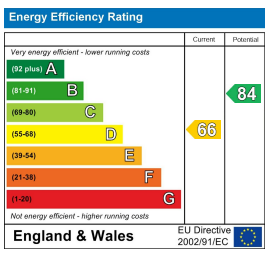
Floor Plan

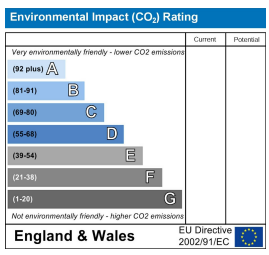


Viewing

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.