



**BELT**  
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**Flat 5, 4 Belle Vue Tennyson Avenue, Bridlington, YO15 2ET**

**Price Guide £75,000**



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# Flat 5, 4 Belle Vue Tennyson Avenue

Bridlington, YO15 2ET

## Price Guide £75,000



Welcome to Tennyson Avenue in the coastal town of Bridlington. A second-floor apartment housed within a stunning Georgian-style listed residence, believed to date back to circa 1850, this property combines period charm with modern living.

The apartment features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The single bedroom provides a comfortable retreat, while the bathroom is conveniently located.

One of the standout features of this property is its front views over the picturesque Belle Vue gardens, complemented by a lovely sea view that enhances the overall appeal. This setting is perfect for those seeking an escape, making it an ideal weekend, holiday home or permanent residence, offering versatility to meet various lifestyle needs.

Don't miss the chance to make this apartment your own.

### **Communal entrance:**

Entrance door leads into communal hall, staircase to the second floor.

### **Private entrance:**

Door into inner hall, central heating radiator and two built in storage cupboards.

### **Lounge/diner:**

14'0" x 13'8" (4.27m x 4.19m )

A spacious front facing room, electric fire in a wood surround, timber framed sash window with sea views and central heating radiator.

### **Kitchen:**

9'8" x 7'1" (2.97m x 2.17m )

Fitted with a range of modern base and wall unit, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, tiled floor, space for fridge/freezer, plumbing for washing machine and dishwasher. Timber framed sash window with sea views and central heating radiator.

### **Bedroom:**

11'1" x 10'11" (3.38m x 3.34m )

A side facing double room, built in storage cupboard, timber framed sash window and central heating radiator.

### **Bathroom:**

10'11" x 2'8" (3.34m x 0.83m )

Comprises a modern suite, shower cubicle with plumbed shower, wc and wash hand basin with vanity unit. Full wall tiled, gas combi boiler, shaver socket, timber framed window and chrome ladder radiator.

### **Loft room 1:**

16'8" x 6'7" (5.09m x 2.02m )

Velux, central heating radiator.

### **Loft room 2:**

16'7" x 7'1" (5.08m x 2.18m )

Velux, central heating radiator.

**Notes:**

Council tax band A

The property is freehold with a deed of covenant.

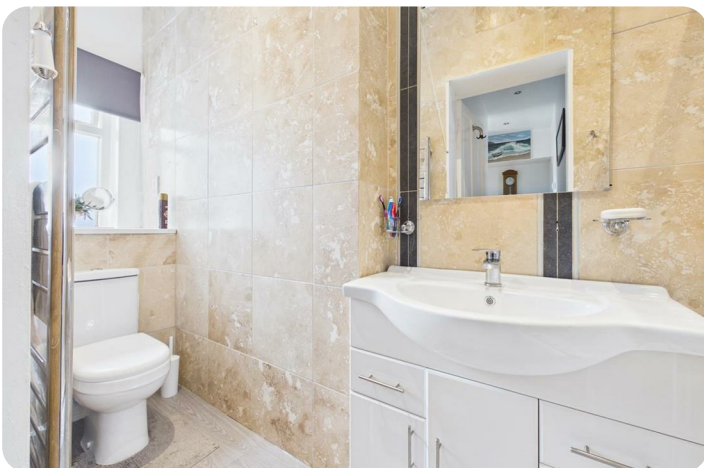
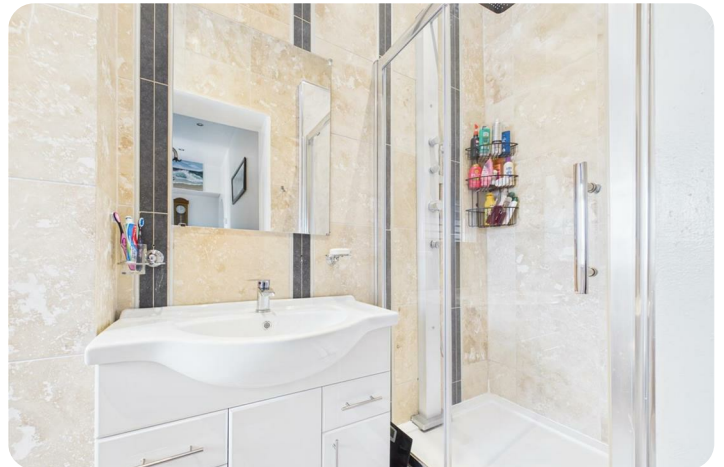
**Purchase procedure**

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



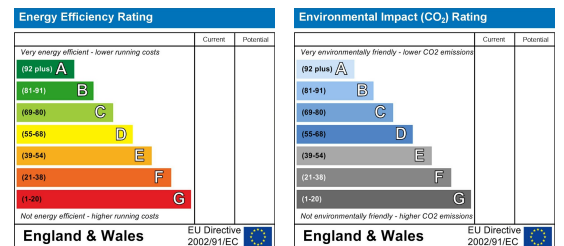
## Floor Plan



## 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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