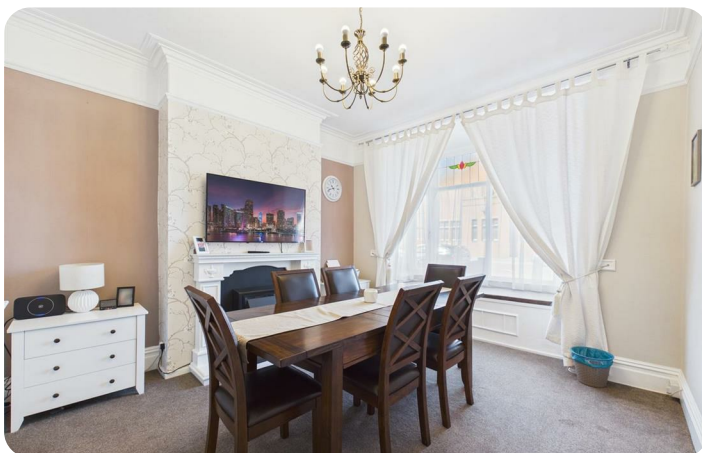




59 St. Johns Avenue, Bridlington, YO16 4ND

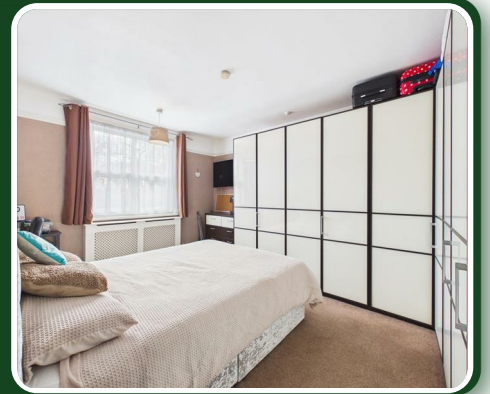
Price Guide £250,000



59 St. Johns Avenue

Bridlington, YO16 4ND

Price Guide £250,000



Welcome to St. Johns Avenue in the coastal town of Bridlington. This impressive semi-detached house presents an ideal opportunity for families seeking a spacious and comfortable home.

Boasting five generously sized bedrooms, this property offers ample space for both relaxation and privacy. The two well-appointed reception rooms provide versatile areas for entertaining guests or enjoying family time, while the three modern bathrooms ensure convenience for all.

The property is designed with family living in mind, featuring a layout that maximises space and functionality. With parking available for two vehicles, you will find it easy to accommodate family and friends.

The location is particularly advantageous, situated within easy reach of local schools, shops, and a supermarket, making daily errands a breeze. Additionally, the nearby train station offers excellent transport links and with easy access to the town centre.

Do not miss the chance to make this wonderful house your own.

Entrance:

Upvc double glazed door into inner lobby. Door into a spacious inner hall, understairs storage cupboard, feature wall panelling and central heating radiator.

Dining room:

15'1" x 11'8" (4.60m x 3.57m)

A front facing room, electric fire in a wood surround, upvc double glazed bay window with window seat and central heating radiator.

Kitchen:

12'5" x 10'2" (3.80m x 3.11m)

Fitted with a range of modern base and wall units, central island, stainless steel one and a half sink unit, extractor, integrated fridge and freezer. Part wall tiled, gas combi boiler, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

Shower room:

5'6" x 3'11" (1.70m x 1.20m)

Comprises plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Lounge:

17'0" x 11'8" (5.19m x 3.56m)

A rear facing room, inset multi fuel burning stove with brick surround and oak beam. Two central heating radiators and upvc double glazed bay with french doors onto the garden.

First floor:

A spacious landing, feature wall panelling and central heating radiator.

Bedroom:

15'4" x 10'7" (4.69m x 3.24m)

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

Bedroom:

11'10" x 14'5" (3.61m x 4.41m)

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

Bedroom:

12'5" x 11'7" (3.80m x 3.55m)

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

Bathroom:

8'3" x 5'4" (2.53m x 1.65m)

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

Wc:

5'4" x 3'11" (1.65m x 0.96m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Second floor:

Feature wall panelling.

Bedroom:

10'9" x 9'2" (3.28m x 2.80m)

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

Bedroom:

10'8" x 9'4" (3.26m x 2.85m)

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

Bathroom:

8'2" x 5'5" (2.49m x 1.66m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, part wall tiled and velux window.

Exterior:

To the front of the property is a block paved driveway with parking for two cars.

Garden:

To the rear of the property is a good size fenced garden. Block paved patio to lawn to further decked patio. A water point and brick built out buildings for storage.

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:

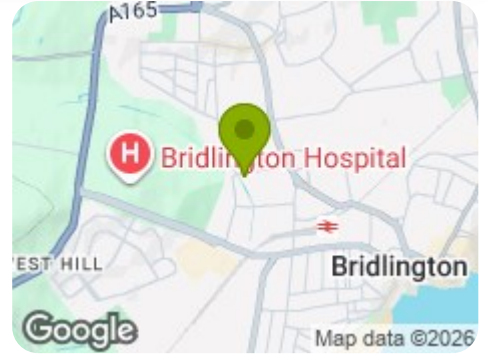
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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

Ground Floor

Floor 1

Approximate total area⁽¹⁾
1593 ft²
148.1 m²

Reduced headroom
53 ft²
4.9 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

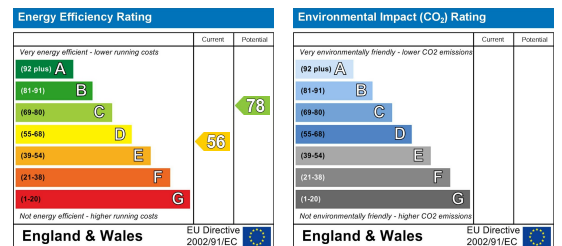
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Floor 2

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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