



BELT
ESTATE AGENCY

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28 Melbourne Avenue, Bridlington, YO16 4PB

Price Guide £89,950



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A well presented inner terraced house located in a cul-de-sac just off Midway Avenue. Ideal for local amenities including primary and secondary schools, the town centre, train station as well as the array of shops on Quay Road. Ideal for first time buyer or investment.

The property comprises: Ground floor: spacious lounge to dining area, modern kitchen and modern bathroom. First floor: Two double bedrooms. Exterior: Rear yard. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door leads directly into:

Lounge/dining room:

20'10" max x 11'9" max (6.36m max x 3.60m max)

A spacious front facing room, upvc double glazed window, two central heating radiators, understairs storage cupboard and staircase to first floor.

Kitchen:

8'9" x 7'3" (2.69m x 2.23m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, integrated fridge/freezer and washer dryer. Tiled floor, central heating radiator, upvc double glazed window, upvc double glazed door onto yard area.

Bathroom:

6'11" x 5'4" (2.12m x 1.65m)

Comprises a modern suite "p" shaped bath with electric

shower above, wc and wash hand basin. Full wall tiled, floor tiled, upvc double glazed window and central heating radiator.

First floor:

Bedroom one:

10'8" x 10'6" (3.26m x 3.22m)

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

Bedroom two:

9'3" x 9'1" (2.84m x 2.77m)

A rear facing double room, two built in storage cupboards (one housing gas combi boiler), upvc double glazed window and central heating radiator.

Exterior:

To the rear of the property is a enclosed yard area.

Notes:

Council tax band A.

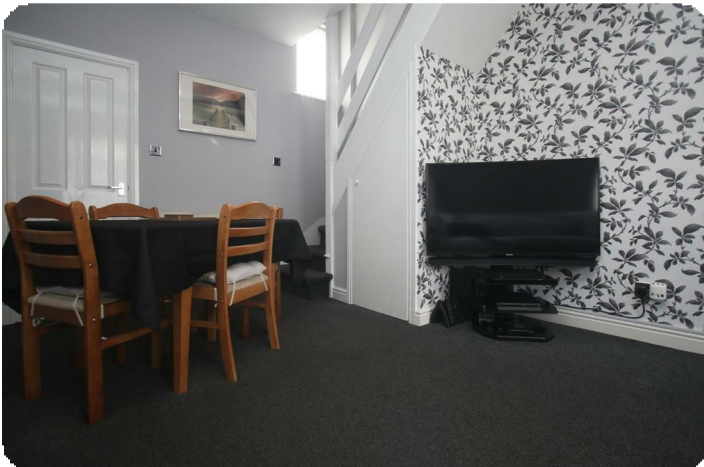
Purchase procedure

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

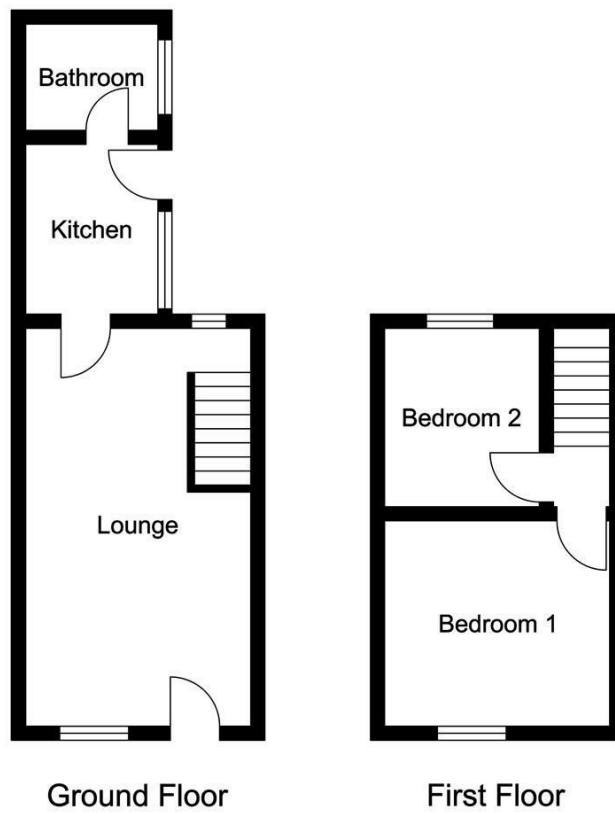
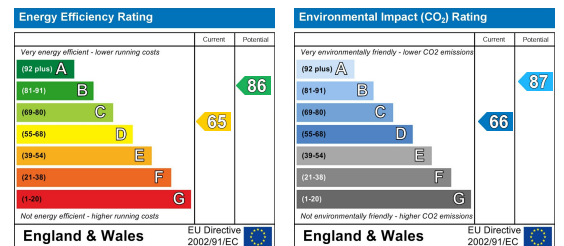


Illustration for identification purposes only, measurements are approximate, not to scale.

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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