



BELT
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17 Fourth Avenue, Bridlington, YO15 2LN

Price Guide £189,950



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A traditional three bedroom semi detached house in need of general modernisation. Situated in a prime residential location on 'The Avenues'. Approximately 300 metres to cliff top walks to Sewerby and access to the north beach, Promenade and the town centre. Ideal for first time buyer/family.

The Property comprises: lounge, dining room, sun room, kitchen/diner, wc and shower room. First floor: three bedrooms and bathroom. Exterior: gardens, private driveway with car port and a garage. No ongoing chain.

Entrance:

Double doors into inner porch, tiled floor. Door into inner hall, understairs storage cupboard and central heating radiator.

Lounge:

12'9" plus bay x 12'6" max (3.91m plus bay x 3.82m max)

A front facing room, gas fire with tiled surround, upvc double glazed bay window and central heating radiator.

Dining room:

17'8" max x 10'7" (5.41m max x 3.24m)

A rear facing room, gas fire with tiled surround, central heating radiator and patio doors into sun room.

Sun room:

A rear facing room, tiled floor and door onto the garden.

Kitchen/diner:

19'10" x 7'3" (6.06m x 2.23m)

Fitted with a range of base and wall units, stainless steel sink unit, built in storage cupboards, part wall tiled and plumbing

for washing machine. Secondary glazed window, upvc double glazed window and central heating radiator.

Rear hall:

Upvc double glazed door onto the garden.

Wc:

4'3" x 2'7" (1.32m x 0.79m)

WC, full wall tiled and secondary glazed window.

Shower room:

4'2" x 2'4" (1.28m x 0.72m)

Full wall tiled, floor tiled, plumbed in shower, extractor, double glazed window and central heating radiator.

First floor:

Secondary glazed window, built in storage cupboard.

Bedroom one:

12'10" plus bay x 11'1" max (3.92m plus bay x 3.38m max)

A spacious front facing double room, gas fire, built in storage cupboard, upvc double glazed bay window and central heating radiator.

Bedroom two:

13'10" x 10'7" (4.24m x 3.23m)

A spacious rear facing double room, gas fire, wash hand basin, upvc double glazed window and central heating radiator.

Bedroom three:

7'10" x 7'4" (2.40m x 2.24m)

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

Bathroom:

7'4" x 7'1" (2.25m x 2.18m)

Comprises bath with plumbed in shower above, wash hand basin, full wall tiled, shaver socket, built in storage cupboard housing hot water store, secondary glazed window and central heating radiator.

Separate wc:

4'0" x 2'11" (1.24m x 0.90m)

Wc, full wall tiled, secondary glazed window and central heating radiator.

Exterior:

To the front of the property is a walled garden. To the side elevation is a private driveway with car port leading to the garage.

Garden:

To the rear of the property is a fenced enclosed garden with trees, shrubs and bushes.

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:

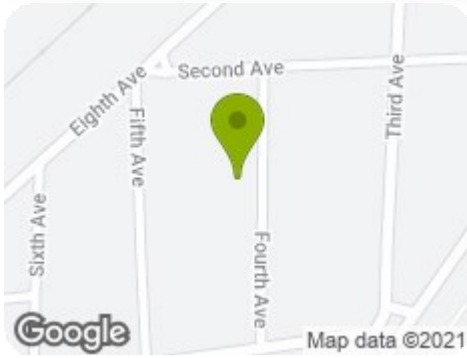
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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

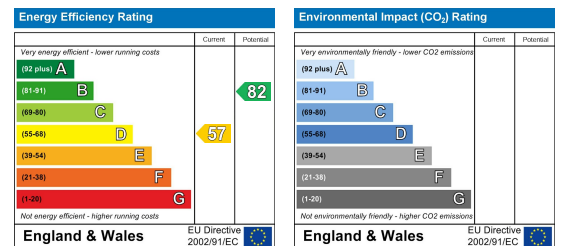


Illustration for identification purposes only, measurements are approximate, not to scale.

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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