BELT
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151 Eighth Avenue, Bridlington, YO15 2LY

Price Guide £499,950

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The Property Ombudsman
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With its prime location and spacious living areas, it is undoubtedly an ideal family home that combines comfort and coastal living. Don't miss the chance to make this remarkable house your new home.

Entrance:

A upvc double glazed door opens into a spacious inner hallway, featuring a large and useful understairs storage cupboard, alarm panel and central heating radiator.

Lounge/diner:

28'1" x 10'10" (8.56m x 3.31m)

A spacious front facing reception room featuring hard flooring, a contemporary electric fire set within an attractive media wall surround. Two central heating radiators and a upvc double glazed bay window, enjoying stunning views across the cliff tops and out to sea.

Open plan kitchen/dining/living:

29'3" x 11'8" (8.93m x 3.57m)

Kitchen/dining:

Fitted with a range of quality base and wall units, complemented by granite worktops and an electric Smeg range cooker with extractor hood above. Further features include a composite sink unit, integrated microwave and dishwasher, part tiled walls, under counter lighting, a breakfast bar and upvc double glazed window.

Living area:

A rear-facing space featuring modern fitted storage units, a roof lantern allowing plenty of natural light, two central heating radiators and bi-fold doors opening out onto the rear garden.

Utility:

8'3" x 6'1" (2.54m x 1.87m)

Fitted with a range of base and wall units, stainless steel sink unit, part tiled walls, plumbing for a washing machine, central heating radiator and courtesy door into the garage.

Shower room:

8'4" x 4'10" (2.56m x 1.48m)

Comprising a walk-in shower with a plumbed shower, wc and wash hand basin. Further features include fully tiled walls, an extractor fan and central heating radiator.

First floor:

A spacious landing, glass balustrade.

Bedroom:

13'10" x 11'8" (4.22m x 3.58m)

A spacious front facing double bedroom boasting stunning views of the cliff-tops and sea. The room benefits from modern fitted sliding wardrobes, upvc double glazed window and central heating radiator.

En-suite:

7'7" x 6'2" (2.33m x 1.88m)

Comprising a modern suite with a large walk in shower featuring an electronically controlled, plumbed rainfall power shower with additional rinse attachment. Further features include wc and wash hand basin set within a vanity unit, granite tiled flooring, LED vanity mirror, shaver socket, extractor fan and upvc double glazed window.

Bedroom:

12'9" x 12'9" (3.90m x 3.90m)

A spacious front facing double bedroom boasting stunning views of the cliff-tops and sea, upvc double glazed window and central heating radiator.

En-suite:

8'0" x 3'11" (2.44m x 1.21m)

Comprising a modern suite shower cubicle with a plumbed shower, wc and wash hand basin set within a vanity unit. Further features include part tiled walls, a shaver socket, extractor fan, upvc double glazed window and central heating radiator.

Bedroom:

11'6" x 10'4" (3.52m x 3.16m)

A rear facing double bedroom with fitted wardrobes, central heating radiator and upvc double glazed French doors.

Bedroom:

7'10" x 6'8" (2.40m x 2.05m)

A front facing single bedroom boasting stunning views of the cliff-tops and sea, upvc double glazed window and central heating radiator.

Bathroom:

8'9" x 7'6" (2.67m x 2.30m)

Comprising a contemporary suite with a bath with plumbed shower over, wc and wash hand basin. Further features include part tiled walls, modern fitted base units, shaver socket, an extractor fan, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a block-paved driveway providing ample off-road parking with the benefit of dual access.
Gated side access to either side of the property leading through to the rear garden.

Garden:

To the rear of the property is a private landscaped garden, featuring an Indian stone paved patio seating area which leads to artificial lawn, complemented by raised flower bed borders. A timber built summer house.

Garage:

18'9" x 14'7" (5.72m x 4.47m)

Electric roller door, EV charging point and gas combi boiler.

Notes

Council Tax band: E
Alarm and CCTV system.

Purchase procedure

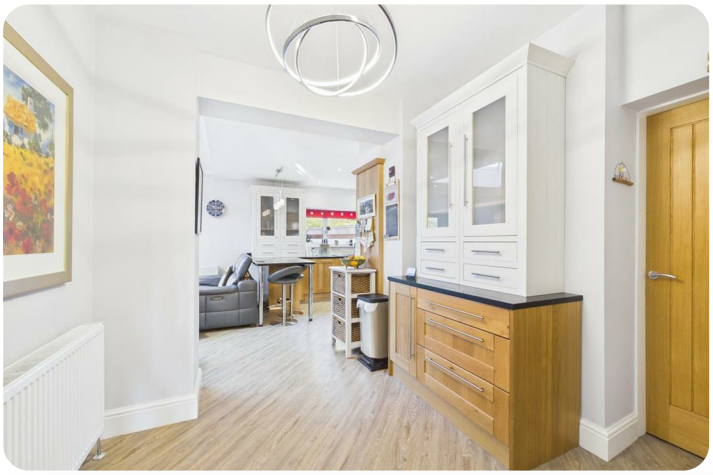
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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.



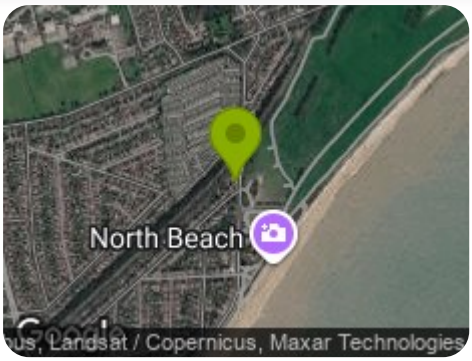






Road Map | Hybrid Map | Terrain Map







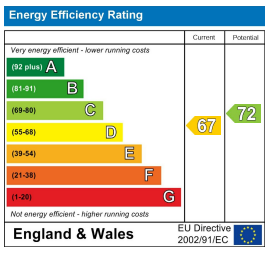
Floor Plan

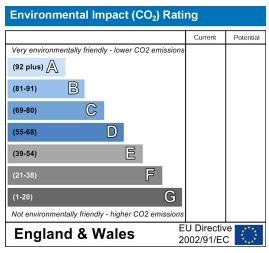


Viewing

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.