



**Marshall Avenue
Bridlington
East Riding of Yorkshire
YO15 2DS**

Offers in Excess of £244,000

bettermove

Marshall Avenue Bridlington

Bettermove are proud to present this impressive 3 bedroom detached house in Bridlington available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available to the rear of the property. The council tax band is C.

The interior of this well presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor with ample storage space throughout. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear yard with ample parking space and the one bedroom self contained holiday cottage. This cottage is wheelchair friendly throughout and comprises of a spacious reception room, shower room and the fitted kitchen.

Located in the centre of the popular town of Bridlington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bridlington Train Station and many local bus routes.

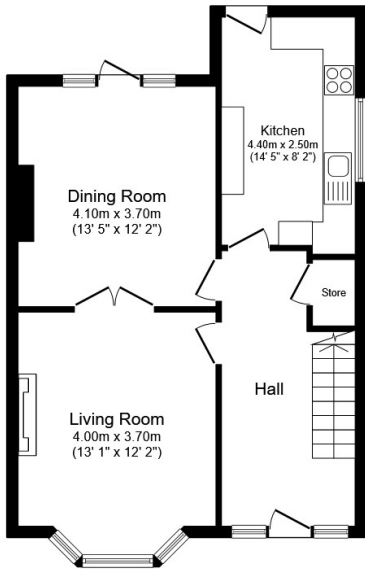
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

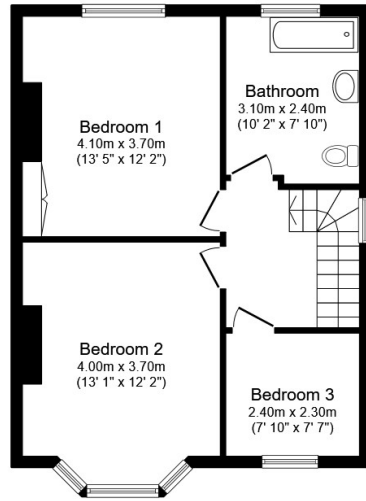
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

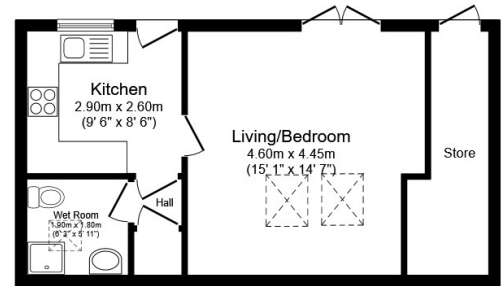




Ground Floor



First Floor



Outbuilding

Total floor area 148.2 m² (1,595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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