



Ulllyotts
Estate Agents

**2 St Andrew Road
Bridlington
YO16 4DN**

**Substantial detached bungalow
2 bedrooms, en-suite
2 reception rooms**

**Large corner plot, gardens
2 garages and ample parking
Gas CH and uPVC DG**

**Asking Price Of:
£249,950**



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2 St Andrew Road

Bridlington

YO16 4DN



LOCATION

The property is on the north side of Bridlington, just off Queensgate, set on a large corner plot in a very desirable, quiet location. The property is within easy walking distance of the north beach, town centre, local Queensgate shops, East Riding College, Priory Church and Queensgate Park etc. A bus is routed through the locality linking to the main town centre.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

This substantial, lovingly maintained detached bungalow offers a spacious two bedroomed bungalow, which is superbly presented throughout and offers generous accommodation.

The accommodation benefits from gas central heating and uPVC double glazing and briefly comprises entrance hall, lounge, dining room, kitchen, conservatory/utility, cloak WC, two good-sized bedrooms, one with en-suite and a large family bathroom. The property is situated on a superb corner plot offering privacy to the rear, good-sized gardens, two garages and plenty of parking.

This bungalow must be viewed to appreciate the size of accommodation and quality on offer. Perfect for retirees, a couple or a family.

ENTRANCE HALL

13' 11" x 3' 11" (4.24m x 1.19m)

With uPVC entrance door, radiator and parquet flooring.

LOUNGE

15' 0" x 14' 5" (4.57m x 4.39m)

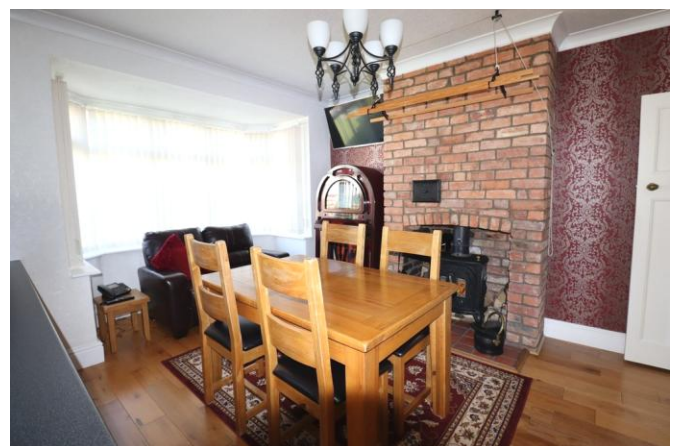
With bay window to the front elevation and side window, radiator, TV point, feature fire place with wooden beam, brick inset and electric fire.



DINING ROOM

16' 6" x 11' 5" (5.03m x 3.48m)

With bay window to side elevation, feature brick fire place with multi fuel burner and oak flooring. Opening into kitchen.



KITCHEN

17' 3" x 8' 6" (5.26m x 2.59m)

With a range of oak effect wall, base and drawer units, shelf unit, glazed cabinets, worktop over, asterite sink unit, built in fridge freezer, tiled splashback, space for range cooker and extractor. Radiator, ceiling spotlighting, oak flooring, side and rear windows and rear entrance door opening into the conservatory.



EN-SUITE

5' 11" x 5' 10" (1.8m x 1.78m)

Comprising quadrant shower cubicle with thermostatic shower over, vanity unit with worksurface over incorporating a wash hand basin and low level WC, tiled splashback, radiator, vinyl flooring, heated towel ladder, spotlighting, extractor and window to side elevation.



CONSERVATORY

10' 5" x 8' 3" (3.18m x 2.51m)

Currently used as a utility room with space and plumbing for washing machine and tumble dryer. Of uPVC construction with French doors to garden and tiled flooring.

CLOAKS WC

7' 4" x 2' 9" (2.24m x 0.84m)

With tiled flooring, wall mounted wash hand basin, low level WC, window to rear elevation and storage cupboard housing the wall mounted gas central heating boiler.

INNER HALLWAY

8' 2" x 6' 9" (2.49m x 2.06m)

With feature stain glazed window and parquet flooring.

BEDROOM 1

14' 5" x 14' 3" (4.39m x 4.34m)

With bay window to front elevation and window to side, ceiling rose, radiator, feature cast fire place with tiled hearth and fitted wardrobes and top boxes.

BEDROOM 2

13' 10" x 13' 0" (4.22m x 3.96m)

With bay window to side elevation, two radiators and ceiling rose.



BATHROOM

15' 4" x 9' 1" (4.67m x 2.77m)

A black and white feature bathroom with claw foot bath, low level WC and vanity sink unit with storage cupboards, worksurface over and twin wash hand basins. Twin mirrors with lighting, window to rear elevation, tiled flooring, radiator and ceiling spotlighting.



GARAGE 1 AND STORE

12' 2" x 8' 6" (3.71m x 2.59m)

Accessed from St Thomas Road. A sectional garage with up and over door, side personnel door, power and light connected and door linking into a store which measures 6'0" x 9'6".

GARAGE 2

16' 10" x 8' 5" (5.13m x 2.57m)

Accessed from St Andrew Road. With up and over door.



OUTSIDE

The property is situated on a large corner plot on the corner of St Thomas Road and St Andrew Road, with a shallow walled frontage, two double gated accesses to both garages and a pedestrian hand gate which leads to the front door.

At the front is a substantial lawn, block paved pathways, gravelled borders, screened hedging and a gated access which leads to the rear. The block paved driveway offers ample parking for numerous vehicles.

A fenced and gated area offers space for the wheelie bins and the property has the benefit of an outside tap and electric sockets.

To the rear is a very private and enclosed garden with block paved pathways, substantial lawned area, patio seating area, garden lighting, summerhouse, colourful plants, shrubs and flowers.



TENURE

Freehold.

SERVICES

All mains services connected.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. Floor plans are for illustrative purposes only.

COUNCIL TAX BAND

Band C.

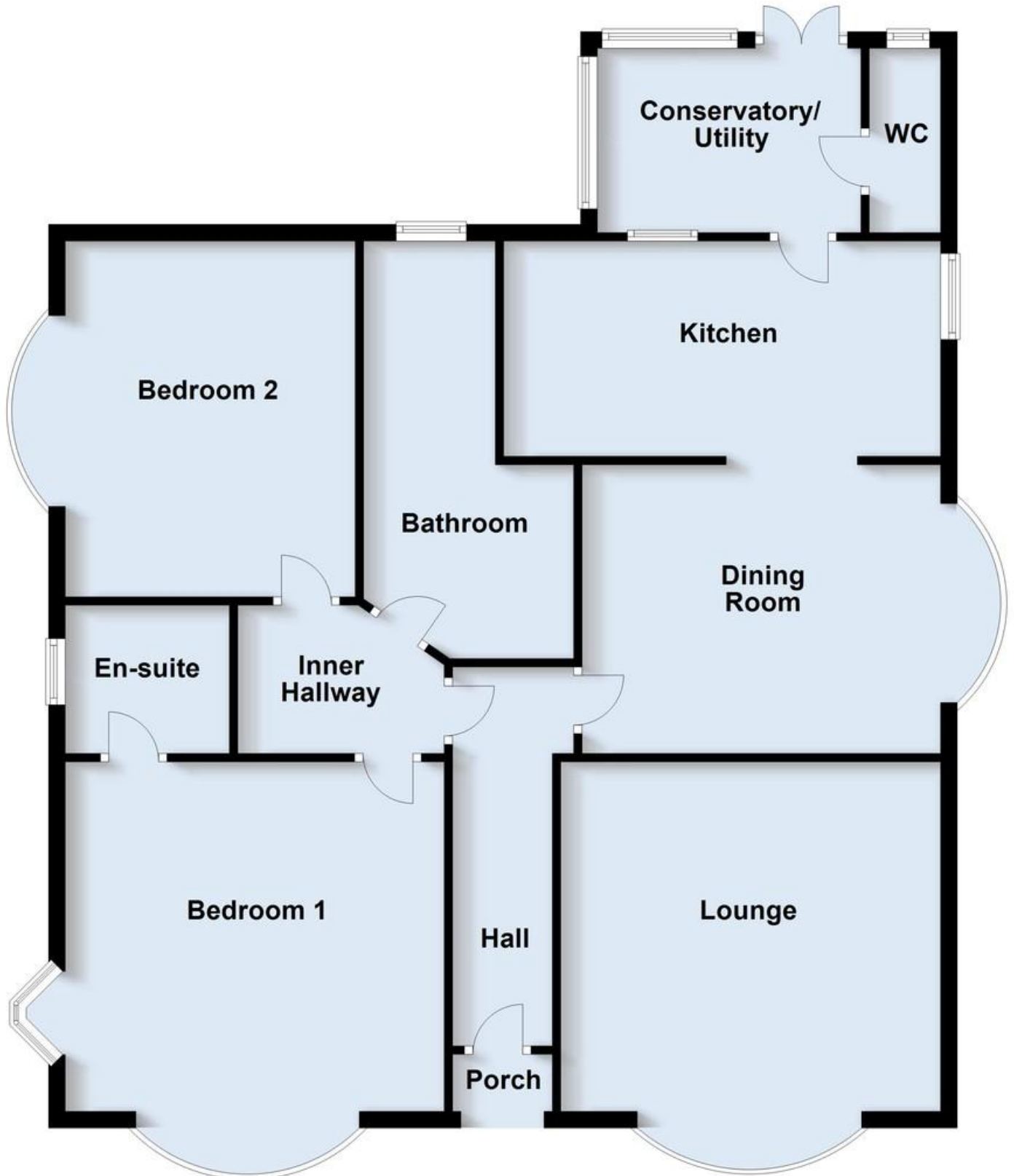
ENERGY PERFORMANCE CERTIFICATE

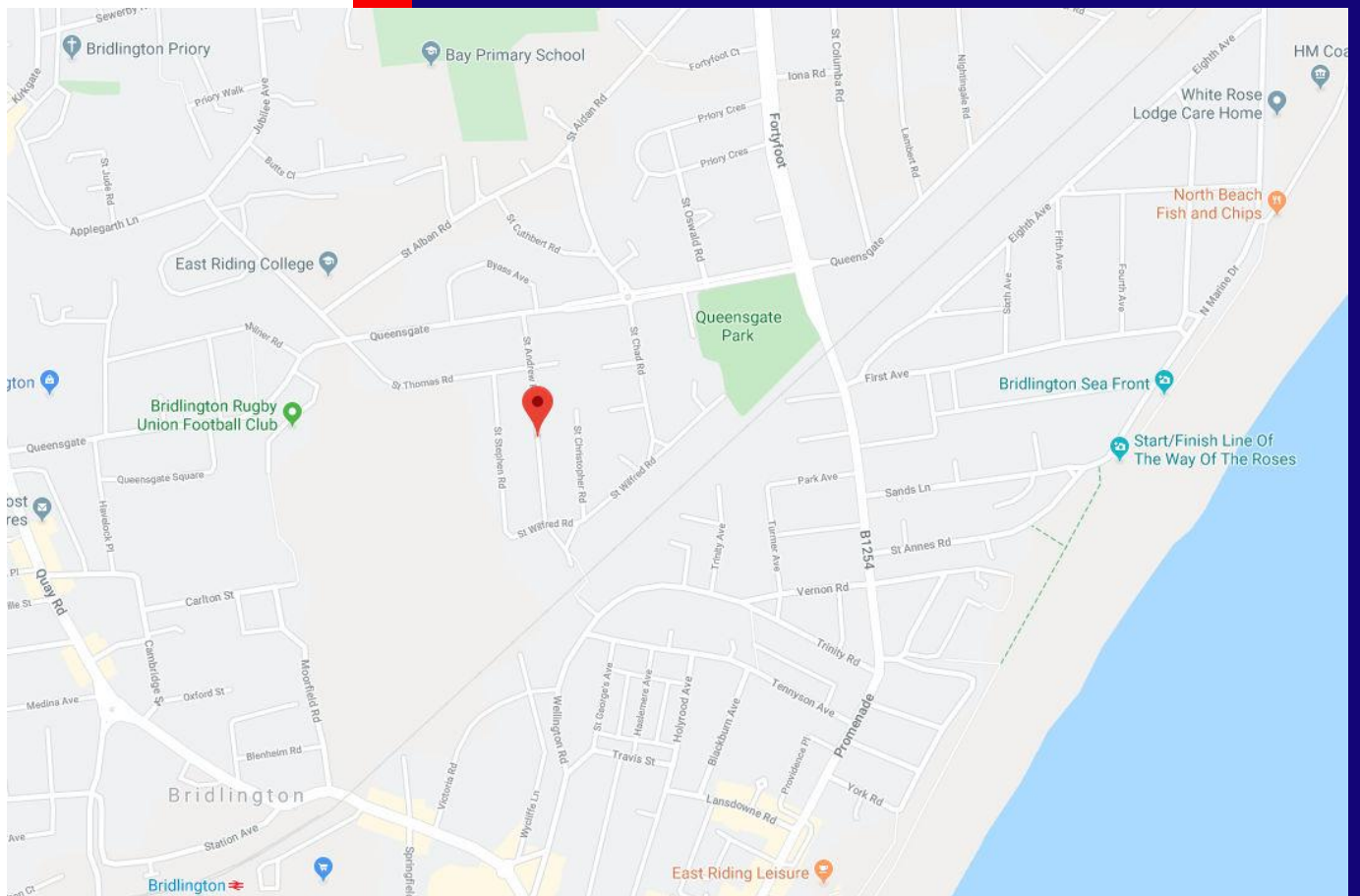
Rating C.

VIEWING

Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk Regulated by RICS

Ground Floor





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