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**76 Harewood Avenue
Bridlington
YO16 7QD**

Semi-detached bungalow
Two good-sized bedrooms
Sun room

Gas CH and uPVC DG
South facing rear garden
Garage and parking

**Asking Price Of:
£145,000**



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PROPERTY PROFESSIONALS SINCE 1891

76 Harewood Avenue

Bridlington

YO16 7QD



LOCATION

The property is set in an established and popular area on the north side of Bridlington. Harewood Avenue is just off Marton Road, this locality is served by a passing bus service and convenience store, whilst the main town centre is only about 1.5 miles away to the south. Marton Road provides a pharmacy, takeaway, post office, convenience stores and supermarket.

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 semi-detached bungalow offers a two bedroomed layout, with spacious lounge, kitchen, bathroom and sun room to the rear of the property. The property benefits from gas central heating, uPVC double glazing, a good sized raised private rear garden, ample parking and garage.

Ideal for retirees, first time buyers or investors seeking good sized accommodation in a popular location.

ENTRANCE HALL

9' 4" x 3' 8" (2.84m x 1.12m)

With uPVC entrance door, radiator and loft access.



LOUNGE

18' 0" x 11' 6" (5.49m x 3.51m)

With window to front elevation, radiator and a feature electric fire with modern stone effect inset, hearth and surround.



KITCHEN

8' 7" x 8' 3" (2.62m x 2.51m)

With a range of wall, base and drawer units, shelf unit, worktop over, asterite 1.5 bowl sink with mixer tap, tiled splashbacks, electric oven and gas hob with extractor over. Space for fridge freezer and windows to front and side elevations.



SUN ROOM

9' 5" x 8' 0" (2.87m x 2.44m)

With windows to side and rear elevations, side entrance door and radiator.



BEDROOM 1

14' 8" x 9' 9" (4.47m x 2.97m)

With window to rear elevation and radiator.



BEDROOM 2

9' 9" x 8' 1" (2.97m x 2.46m)

With window to side elevation, radiator and archway to the sun room.



BATHROOM

7' 11" x 5' 5" (2.41m x 1.65m)

A white suite incorporating low level WC, vanity sink unit, panelled bath with mixer tap and shower attachment, tiled walls, airing cupboard and window to side elevation.



OUTSIDE

The property has a shallow lawned frontage with paving and shrub borders, a side driveway with parking for several vehicles and a gated access which leads to a shallow car port/canopy with garage beyond.

The garage measures 16'10" x 8'6" with power and light connected, up and over door to the frontage, side personal door to garden, plumbing for washing machine and space for fridge freezer.

To the rear of the property is a south facing sunny garden which is mainly laid to lawn which is slightly raised, with a timber garden shed to the rear, raised patio area, shrub borders, small trees, hedging and secure fencing offering privacy.



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 B.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

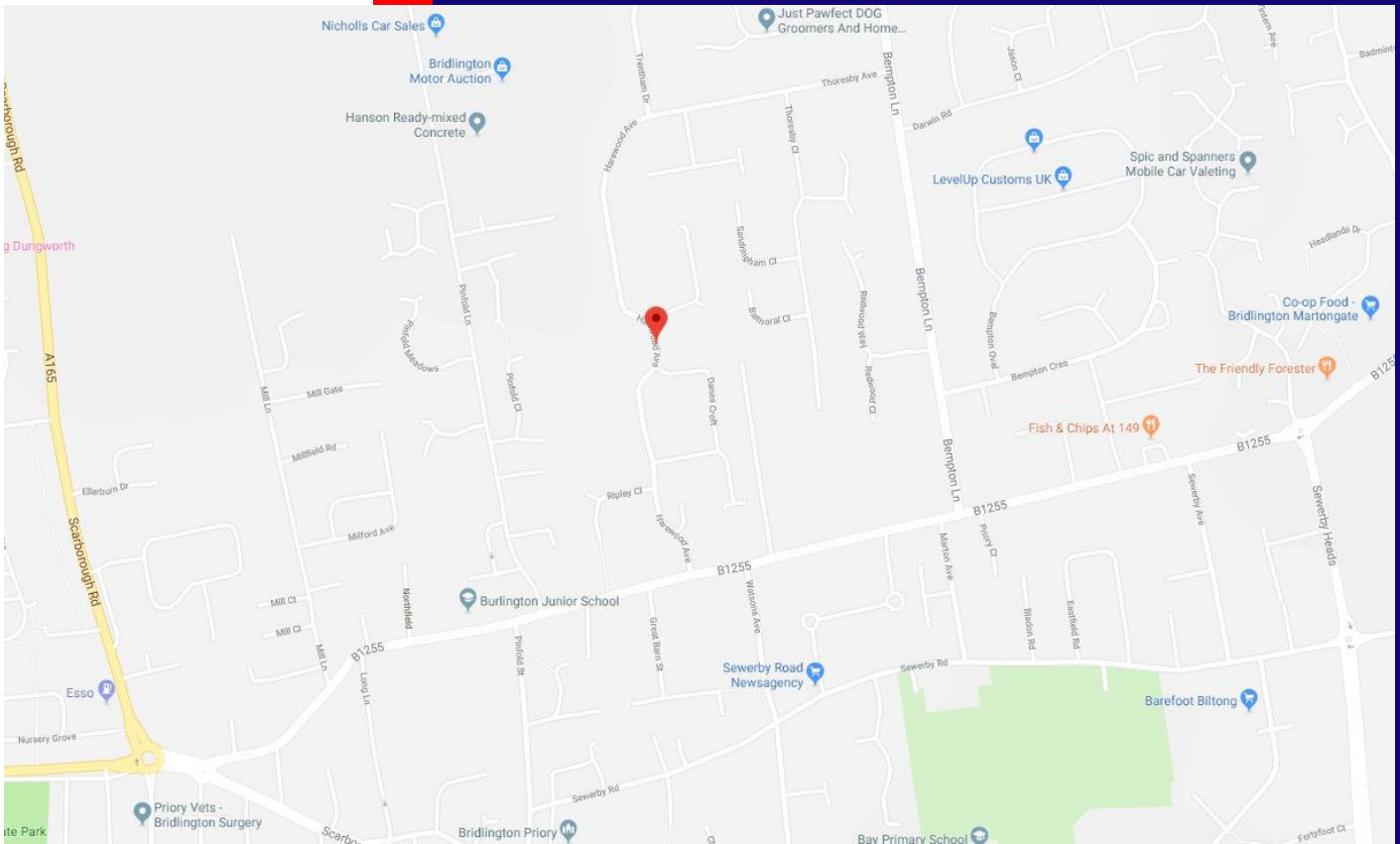
VIEWING

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

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Ground Floor





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