



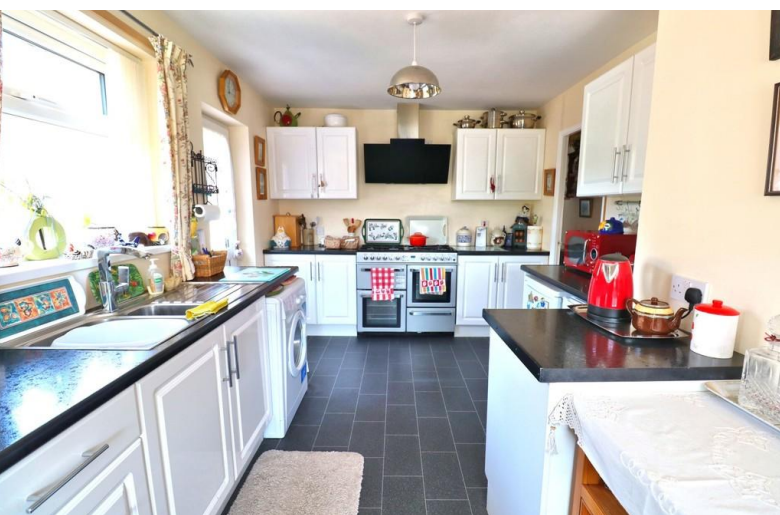
■ **Ulllyotts** ■
Estate Agents

1A Scarborough Crescent
Bridlington
YO16 7PA

3 good sized bedrooms
Super Plot
Parking

Private rear gardens
Scope for extension - subject to consents
Gas Central Heating

Asking Price Of:
£175,000



01262 401401

www.ullyotts.co.uk

brid@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited
specialising in personal and
commercial insurance.

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

1A Scarborough Crescent

Bridlington

YO16 7PA



This delightful 3 bedroom detached bungalow situated, just off Scarborough Road, on Scarborough Crescent. Offering generously proportioned accommodation with good sized dining kitchen, lounge, 3 double bedrooms and bathroom. Nice private rear garden and parking.

BRIDLINGTON

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

ENTRANCE HALL

13' 11" x 12' 0" (4.24m x 3.66m)

"L" shaped. Radiator. uPVC door into and loft access. Storage cupboard.

KITCHEN

19' 3" x 9' 9" (5.87m x 2.97m)

With modern range of wall and base units. Space for fridge/freezer and plumbing for automatic washing machine, stainless steel one and a half bowl sink and mixer tap. Worktop over, space for a Range cooker, extractor over and vinyl flooring. Window to front and side elevations and uPVC side entrance door.



LOUNGE

14' 0" x 12' 6" (4.27m x 3.81m)

With window to front elevation, feature fireplace in situ with gas fire and radiator.



BEDROOM 1

11' 11" x 11' 3" (3.63m x 3.43m)

With window to rear elevation. Radiator. Storage cupboard.



BEDROOM 2

11' 6" x 9' 2" (3.51m x 2.79m)

With window to rear and radiator.



BEDROOM 3

9' 5" x 0' 3" (2.87m x 0.08m)

With window to side and radiator.



BATHROOM

8' 2" x 5' 6" (2.49m x 1.68m)

Comprising modern white suite with low level WC, panelled bath with shower over, pedestal wash hand basin, vinyl flooring, window to side elevation, heated towel ladder and tiled walls.



SUNROOM

22' 6" x 8' 9" (6.86m x 2.67m)

With double timber glazed doors into. Vinyl flooring, radiator, Perspex roof and leading to garage.



GARAGE

17' 9" x 8' 1" (5.41m x 2.46m)

With up and over door. Side personal door leading to the rear garden.

Opening into:

WORKSHOP

14' 9" x 8' 2" (4.5m x 2.49m)

Window to side elevation.

OUTSIDE

The property sits proud on the plot, to the front there is a shallow walled frontage, with gravelled beds, colourful pots and shrubs with seating area. To the rear there is a side gated access with good sized patio/ seating area.

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

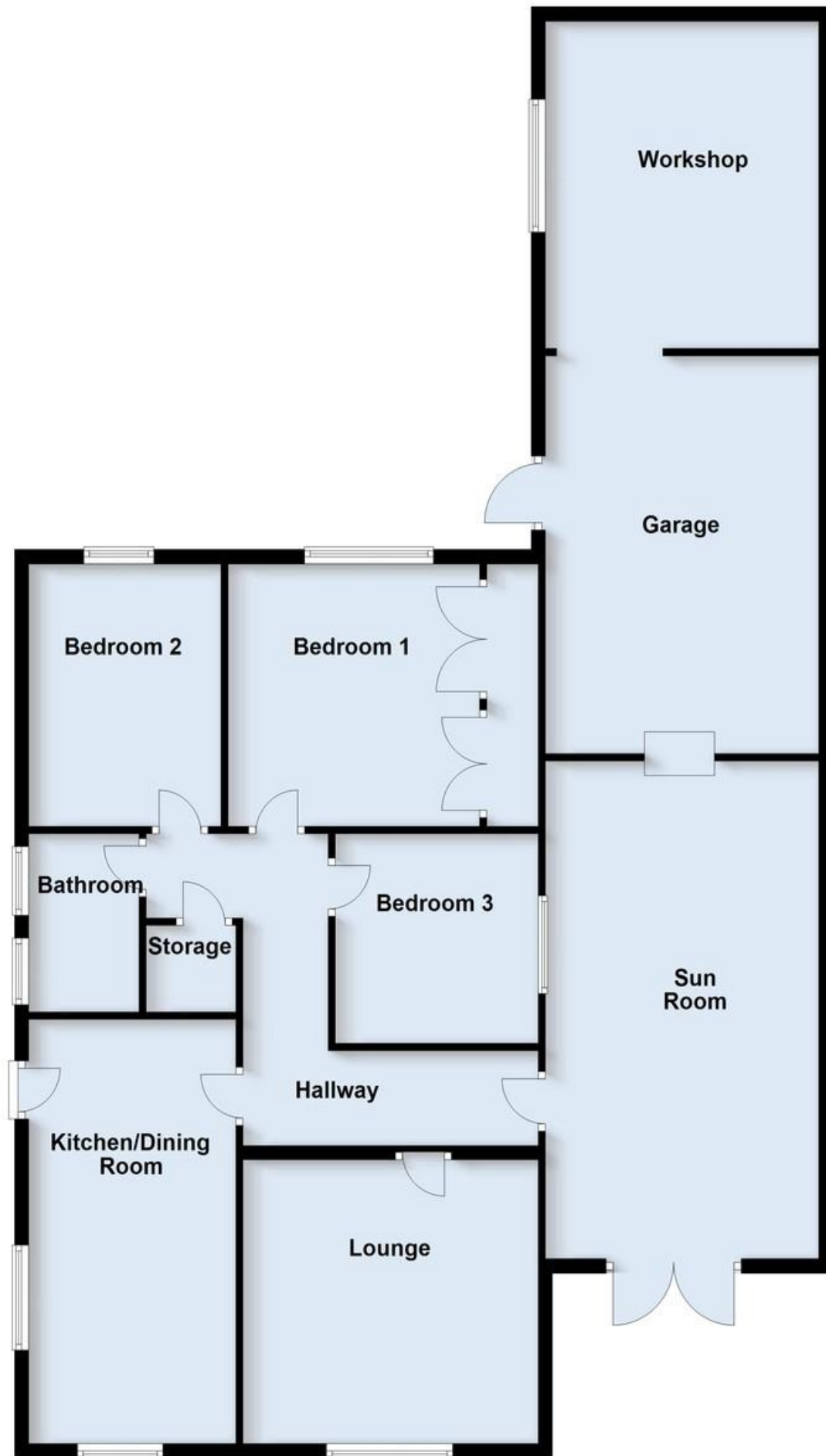
Rating D.

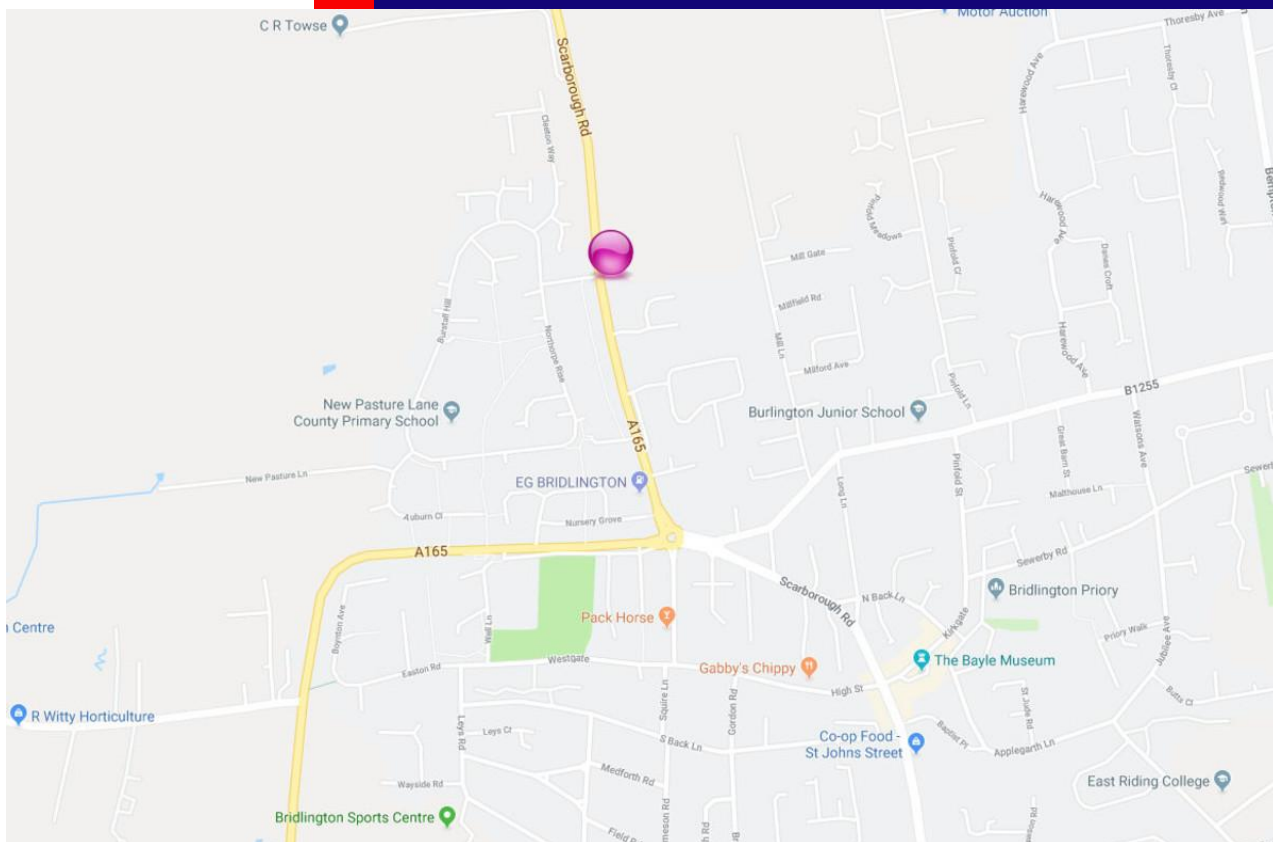
VIEWING

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

Regulated by RICS

Ground Floor





01262 401401



16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG **Tel:** 01377 253456



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com