



15 Towse Pasture
Bridlington
YO16 6AT

OFFERS OVER

£325,000

2 Bedroom Detached Bungalow



Kitchen/Dining Area



2



1



2



Garage/Drive
EV charge



Gas Central Heating

15 Towse Pasture, Bridlington, YO16 6AT

Absolutely immaculate throughout, this spacious two-bedroom detached bungalow is situated on the sought-after recent development of Ward Hills, just off Scarborough Road, and enjoys open views together with a generous plot. Beautifully presented and ready to move straight into, the property offers a spacious hallway, a superb lounge with French doors opening onto the stunning east-facing garden, a modern dining kitchen, utility room, two bedrooms with the principal benefitting from an en-suite shower room, and a stylish family bathroom. The immaculately maintained garden enjoys the added benefit of a summer house included within the sale, while further features include solar panels, ample off-street parking and a garage. A truly gorgeous home that must be viewed to be fully appreciated.

Towse Pasture forms part of an exciting new development by Peter Ward Homes, ideally situated just off Scarborough Road in the ever-popular coastal town of Bridlington. Designed with modern living in mind, the development offers a selection of

high-quality homes in a convenient and well-connected location. The nearby historic Old Town provides an excellent range of amenities including butchers, public houses, cafés, eateries, beauticians, hairdressers and a fruit and vegetable shop and excellent access to Bridlington's stunning coastline. Further to this, a convenience store, Starbucks Coffee to go and Greggs is all available within the fuel station close by.

Bridlington itself is a traditional seaside town on the beautiful East Yorkshire coast, renowned for its sandy beaches, historic harbour and charming promenade. Offering a wonderful blend of coastal living and everyday convenience, the town features a variety of independent shops, fresh seafood restaurants and scenic coastal walks, whilst nearby attractions such as Sewerby Hall and Gardens and the picturesque Yorkshire Wolds countryside further add to its appeal.



Lounge



Dining Area



Kitchen



Utility Room

Accommodation

ENTRANCE HALL

14' 4" x 3' 9" (4.39m x 1.16m)

Entrance to the property is via a glazed composite door leading into a spacious entrance hall featuring luxury vinyl tiled flooring which flows seamlessly throughout the property. The hall also benefits from a loft hatch, radiator and doors leading to all rooms.

LOUNGE

16' 2" x 11' 1" (4.94m x 3.39m)

The lounge is light and airy, enjoying an easterly aspect with French doors providing access onto the garden. The property benefits from inset fitted blinds throughout, while stylish finishing touches in the lounge include feature wall lighting, acoustic panelling and a radiator.

KITCHEN/DINING AREA

15' 1" x 12' 10" (4.61m x 3.93m)

The kitchen is a fabulous and sociable space, beautifully designed for modern living, with a bay window to the front elevation and an additional side window allowing plenty of natural light, complemented by inset spotlighting. A central island incorporates an induction hob with fitted extractor above, together with useful base storage and a worktop over. The remainder of the kitchen offers a range of stylish wall and

base units with worktops and matching upstands, along with a 1½ bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a dishwasher, double oven, fridge and freezer. The space is completed by a dedicated dining area featuring attractive acoustic panelling, space for a feature hanging light and a radiator.

UTILITY ROOM

7' 3" x 5' 5" (2.22m x 1.66m)

The utility room provides a convenient and practical space, fitted with base units with worktop and matching upstand over. There is space and plumbing for a washing machine and dryer, together with a wall-mounted gas central heating boiler. Additional features include space for coat hanging, a radiator and a glazed uPVC door providing access onto the driveway to the rear of the property.

BEDROOM 1

13' 6" x 9' 11" (4.14m x 3.04m)

The master bedroom enjoys open views through two windows to the side elevation and benefits from fitted wardrobes with sliding doors, a radiator and access to the en-suite shower room.



Ullyotts
Hallway



Ullyotts
Bedroom 1



Ullyotts
Ensuite



Ullyotts
Bedroom 2

ENSUITE

9' 4" x 4' 7" (2.86m x 1.40m)

The en-suite is immaculately presented and features a window to the rear elevation providing natural light and ventilation. Comprising a shower enclosure with thermostatic shower, floating vanity wash hand basin and WC, the room is finished with a radiator, inset spotlighting and an extractor fan.

BEDROOM 2

11' 5" x 9' 6" (3.48m x 2.92m)

The second bedroom enjoys dual aspect windows to the front and side elevations, again benefitting from open views. The room also features fitted wardrobes with sliding doors and a radiator.

BATHROOM

9' 1" x 6' 4" (2.77m x 1.95m)

The family bathroom is beautifully presented and comprises a panelled bath with glass screen and shower attachment, wash hand basin and WC. Finished with partially tiled walls, inset spotlighting, a window to the front elevation, radiator and a useful storage cupboard.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE AND PARKING

19' 1" x 9' 5" (5.83m x 2.88m)

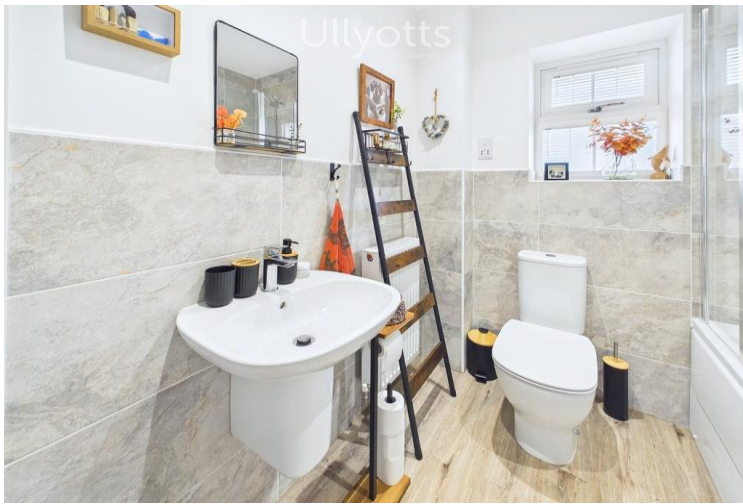
A paved gated driveway is positioned to the rear of the property, providing ample off-street parking and access to the garage.

The garage benefits from an up-and-over door together with power and lighting connected.

GARDEN

To the front, the property sits behind a lawned frontage with colourful shrubs and planted borders, together with a pathway leading to the main entrance. The side of the property also benefits from additional planted areas and a further section of land owned by the property, where the current owners have created a delightful meadow area with grass and trees.

The enclosed side garden is east facing and has been immaculately designed and maintained by the current owners, featuring fenced boundaries and a thoughtfully arranged mix of artificial lawn, paved seating and dining areas, together with paved stepping stones leading to a further artificial lawn area positioned behind the garage, currently utilised as a washing



Bathroom



Summer House



Garden



Rear Elevation

line space. Colourful shrubs and plants border the garden, adding vibrancy and charm to this beautifully landscaped outdoor space.

OUTSIDE

7' 8" x 7' 8" (2.36m x 2.35m)

The summer house is a wonderful addition to the property, creating the perfect undercover outdoor seating area to enjoy afternoon reading or relaxing with a glass of wine in the evening.

SOLAR PANELS

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Government's 'Feed in tariff'. Further information may be available upon request.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - RATED A

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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

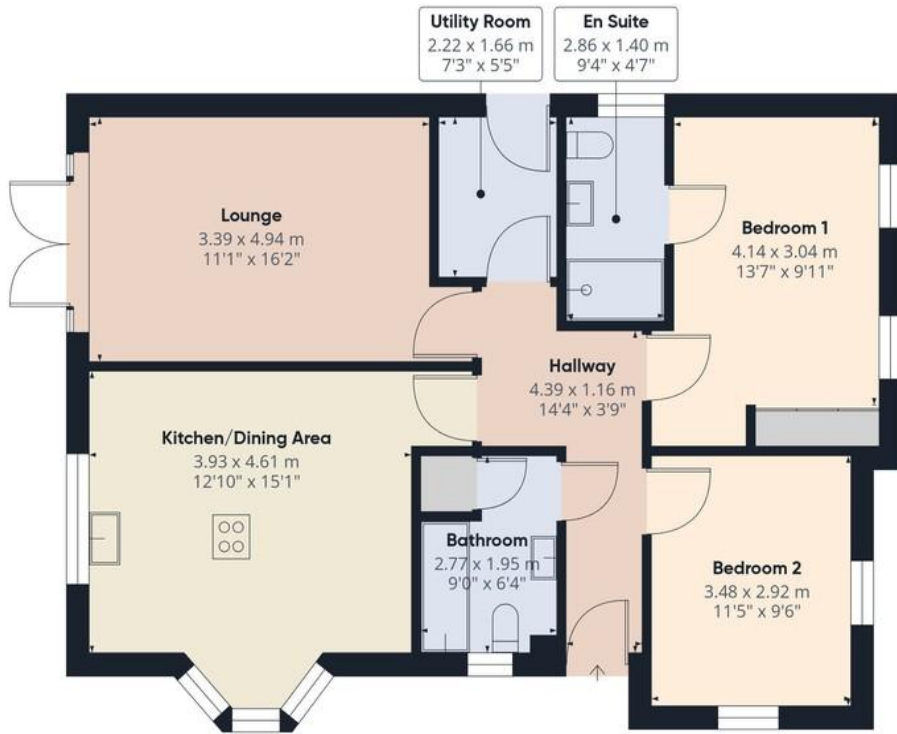
Floor plans are for illustrative purposes only.

VIEWING

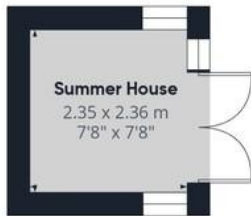
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

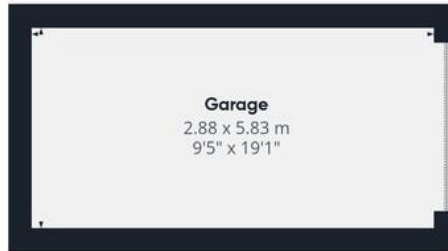
The digitally calculated floor area is 89 sq m (958 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

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Approximate total area⁽¹⁾

107 m²
1152 ft²

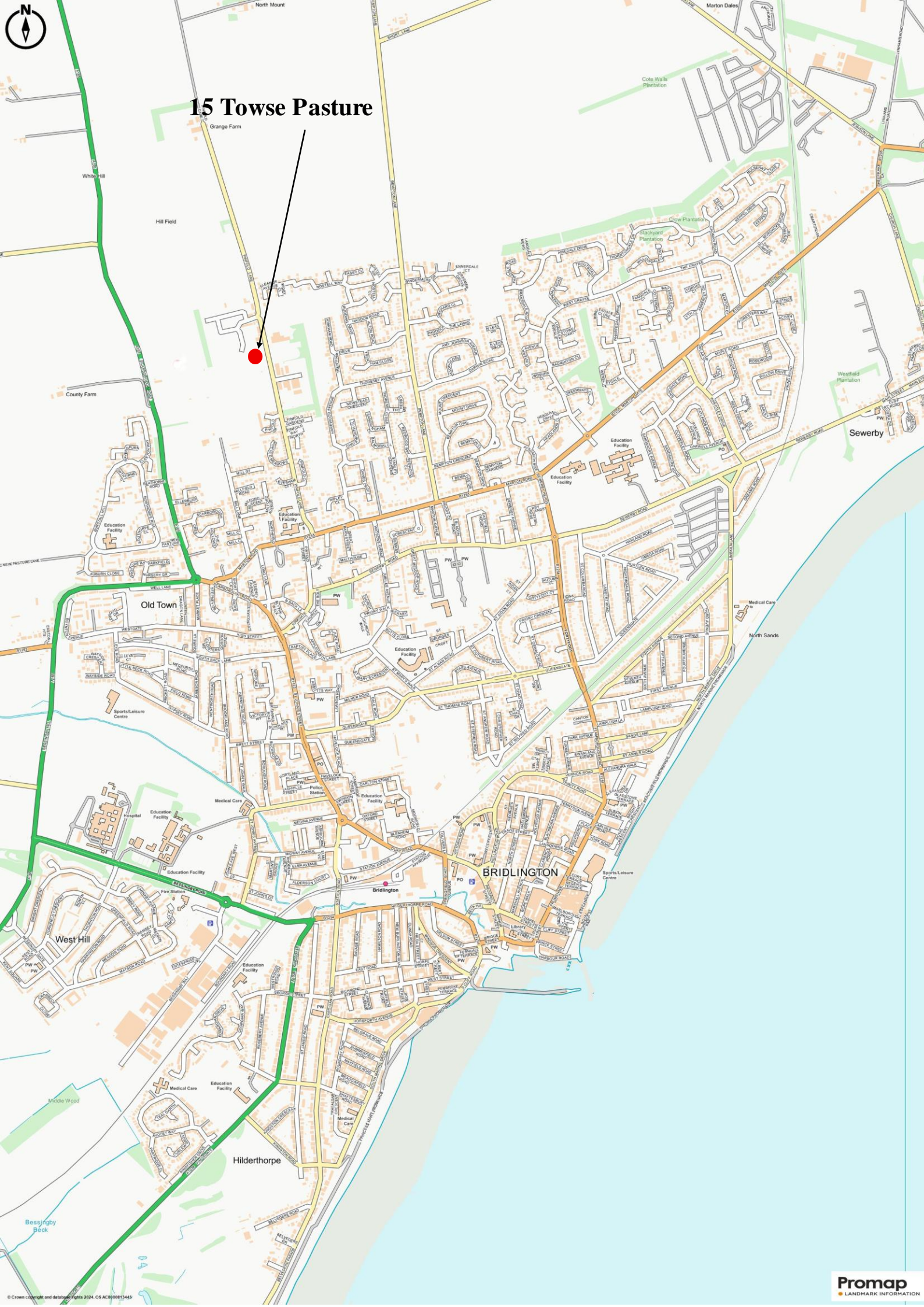
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



15 Towse Pasture



▪ Est. 1891 ▪
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