



16 Hollycroft
Barmston
YO25 8PP

ASKING PRICE OF

£165,000

2 Bedroom Semi-Detached Bungalow



Garage and side garden

 2  1  1  Garage & Off Road Parking  Electric Air Source Heat Pump

16 Hollycroft, Barmston, YO25 8PP

AN EXCELLENT ESTABLISHED semi-detached bungalow and forming part of a cul-de-sac development of bungalows.

Number 16 stands on a super corner plot that not only provides a very wide frontage and huge scope to develop the garden into additional parking, if required but also a surprisingly generous private garden to the rear.

The bungalow is in good order throughout and, as is often the case, could benefit from minor upgrading works. It is, nevertheless, in good order throughout and in a move-in condition.

Eco-credentials include an air source heat pump for the central heating and modern uPVC double glazing throughout.

NEARBY BRIDLINGTON (5 miles south of Barmston)

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.



Kitchen



Breakfast Area



Lounge



Bedroom

Accommodation

FRONT ENTRANCE LOBBY

With built-in storage cupboard.

LOUNGE

16' 10" x 10' 7" (5.14m x 3.24m)

With front facing window and electric fire within an attractive traditional style surround. Double panelled radiator and coved ceiling.

INNER HALL

58' 3" x 2' 9" (1.79m x 0.85m)

Radiator.

BREAKFAST KITCHEN

14' 4" x 8' 2" (4.39m x 2.49m)

Ample space to accommodate a breakfast table and being fitted with a range of base and drawer units with worktops and a double wall mounted cupboard to match. Integrated electric oven and induction hob with extractor over.

Ceramic style sink with single drainer, space and plumbing for automatic washing machine and space and provision for a dryer. Full height storage cupboard.

BEDROOM 1

11' 10" x 10' 8" (3.61m x 3.27m)

Being rear facing and having French doors leading out onto the garden with an adjacent patio. Dado rail. Radiator.

BEDROOM 2

10' 8" x 8' 7" (3.27m x 2.62m)

A rear facing room with a large built-in cupboard which houses the hot water cylinder.

SHOWER ROOM

With double-sized shower enclosure and electric shower in situ. Low level WC and pedestal wash hand basin. Column-style radiator.

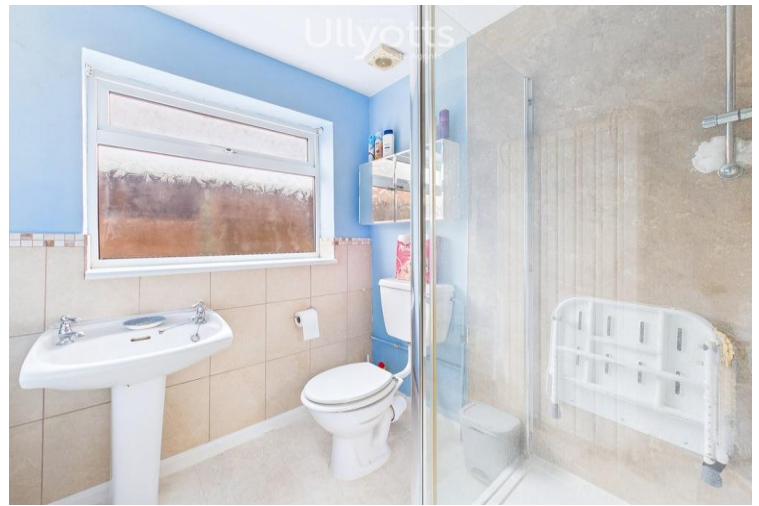
OUTSIDE

The property stands on a corner plot with generous gardens to the front. Immediately in front of the bungalow is a lawned garden with hedged frontage. There is a concrete side drive which leads to a single garage.

There is a further expanse of lawned garden to the side of the property, again with a hedged frontage. This could be developed to provide additional parking, if required.



Bedroom



Shower Room



Garden



Garden

To the rear of the property is a small patio area and an irregular shaped garden which provides a good degree of privacy. The garden itself is predominantly grassed interspersed with mature shrubs.

CENTRAL HEATING

Electric Air Source heating to radiators.

DOUBLE GLAZING

UPVC double glazing throughout.

TENURE

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

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

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.

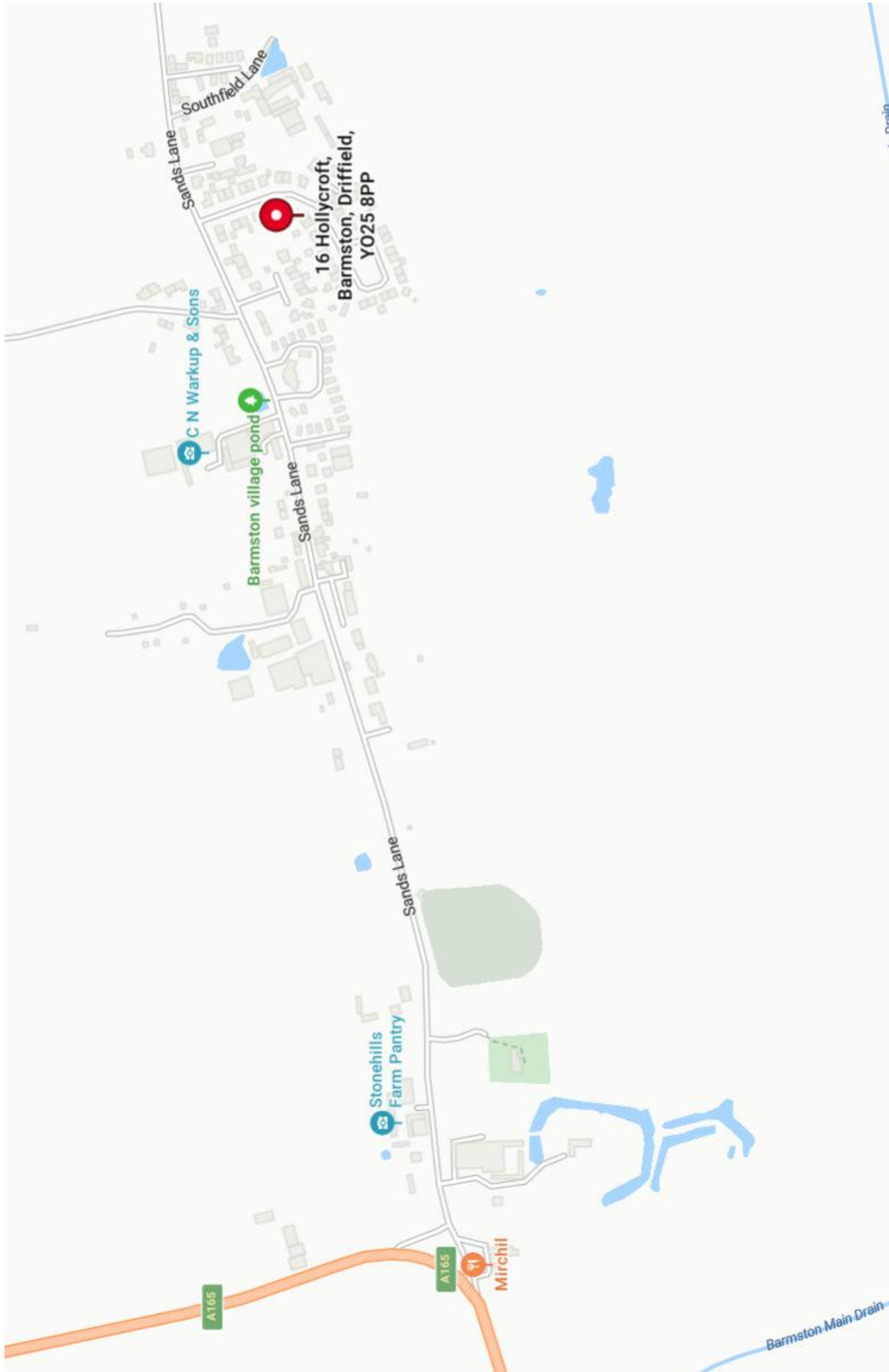
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 59 sq m (634 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Southfield Lane

Sands Lane

C N Warkup & Sons

Barmston village pond

Sands Lane

16 Hollycroft,
Barmston, Driffield,
YO25 8PP

Sands Lane

Stonehills
Farm Pantry

A165

Mirchill

A165

Barmston Main Drain

▪ Est. 1891 ▪
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