



2 Trafalgar Crescent  
Bridlington  
YO15 3NR

GUIDE PRICE

**£425,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01262 401401



Front Elevation



4



3



3



Garage, Off  
Road Parking



Gas Central Heating

## 2 Trafalgar Crescent, Bridlington, YO15 3NR

This four bedroomed detached property benefits from a entrance porch, entrance hall, two reception rooms, WC, conservatory, kitchen / diner, pantry, utility room, wet room, four bedrooms, two en-suites and family bathroom, enclosed rear garden, off road parking, garage, part Upvc double glazing and gas central heating.

The property is set in a superb location close to the South Beach, close to the bowling green and is within immediate striking distance of Bridlington Golf Club. The schools that serve the area are Hilderthorpe Primary and Bridlington Comprehensive and the main town centre lies approximately one mile away to the north east.

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.



Sitting Room



Conservatory



Kitchen



Utility

## Accommodation

### ENTRANCE PORCH

1' 3" x 1' 04" (0.38m x 0.41m)

Timber entrance door into tiled flooring and timber glazed entrance door.

### ENTRANCE HALL

16' 10" x 12' 0" (5.15m x 3.67m)

Ceiling cornice, picture rail, ceiling rose, feature arch, timber framed window to the front aspect and stairs off to the first floor.

### LOUNGE

16' 0" x 19' 10" (4.9m x 6.06m)

With ceiling cornice, ceiling rose, dado rail, TV point, open fire with marble back and hearth in feature wood surround with timber framed window to the front elevation.

### SITTING ROOM

With ceiling cornice, ceiling rose, dado rail, TV point, open fire with marble back and hearth in feature wood surround with doors

### CONSERVATORY

Built from brick and uPVC construction, tiled flooring, feature fireplace and double doors opening onto the rear garden. Opening into the snug.

### SNUG

With doors to the sitting room and wet room.

### KITCHEN DINER

24' 10" x 13' 1" (7.58m x 4.00m)

With a good range of floor and wall cupboards, 1 ½ bowl sink with mixer tap, integrated appliances to include double oven, gas hob with extractor hood over, space for fridge, side entrance door and uPVC double glazed window to the rear elevation.

### UTILITY ROOM

With a range of wall and base units with worktop over, plumbing for washing machine and dishwasher, wall mounted gas central heating boiler and window to the side elevation.



Shower Room



Snug



Dining Area



Lounge

### PANTRY

7' 11" x 4' 5" (2.43m x 1.36m)

Integrated fridge & freezer, side entrance door and timber framed window to the rear elevation.

### WC

With low level WC, pedestal wash hand basin, ladder heated towel warmer and uPVC double glazed opaque window to the side elevation.

### WET ROOM

11' 0" x 6' 5" (3.37m x 1.97m)

Electric Mira sport shower, enclosed WC, wall mounted wash hand basin and 2 UPVC double glazed opaque windows to the front elevation.

### LANDING

With window to the side elevation and doors to:

### BEDROOM 1

16' 1" x 13' 4" (4.92m x 4.07m)

Coved ceiling, ceiling rose, dado rail, arch to the dressing area, timber framed bay window to the front elevation and door leads to the:

### BEDROOM 1 ENSUITE

5' 7" x 9' 6" (1.72m x 2.90m)

Panel bath with electric shower over, pedestal wash hand basin, coved ceiling, storage cupboards and timber framed window to the side elevation.

### BEDROOM 2

18' 7" x 13' 10" (5.67m x 4.24m)

With ceiling cornice, ceiling rose, picture rail and uPVC double glazed bay window to the rear elevation.

### BEDROOM 3

11' 8" x 13' 2" (3.58m x 4.02m)

Coved ceiling, picture rail, fitted wardrobes and UPVC double glazed bay window to the rear elevation.

### BEDROOM 3 ENSUITE

9' 7" x 4' 0" (2.94m x 1.23m)

Enclosed shower cubical with mains plumbed in shower, low flush WC, pedestal wash hand basin and timber framed opaque window to the side elevation.

### BEDROOM 4

11' 7" x 10' 3" (3.54m x 3.13m)

Coved ceiling, picture rail, fitted wardrobe, feature



Bedroom 1



Bedroom 1



Bedroom 1 Ensuite



Bedroom 2

fireplace and timber framed window to the front elevation.

### BATHROOM

10' 9" x 9' 6" (3.29m x 2.92m)

Double ended bath with mixer tap, enclosed shower cubical with mains plumbed in shower, pedestal wash hand basin, storage cupboards and uPVC double glazed opaque window to the side elevation.

### WC

5' 10" x 2' 11" (1.80m x 0.91m)

Low flush WC, coved ceiling, dado rail and timber framed window to the side elevation.

### GARAGE

With wooden double doors.

### TENURE

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

### 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

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

### ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as x square metres.

### VIEWING

Strictly by appointment with Ulllyotts. Regulated by RICS.



Bedroom 3



Bedroom 3 Ensuite



Bedroom 4



Bathroom



Front Door



Entrance Hall



Front Elevation



Garage

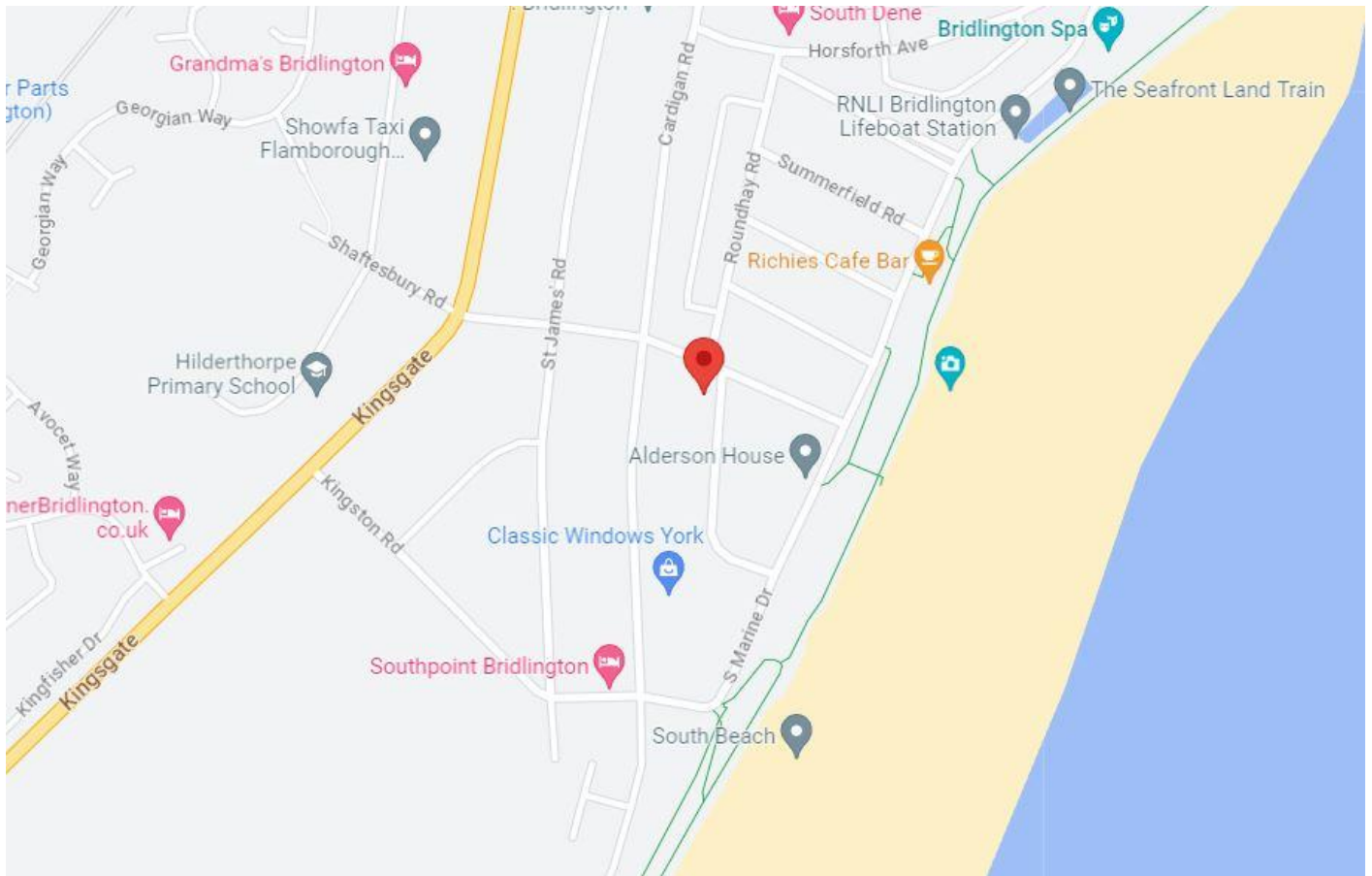


Rear Patio

The stated EPC floor area, (which may exclude conservatories),  
is approximately







# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# Testimonials

*Ulyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.*

*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.*

*The team at Ulyotts were great to deal with during our recent house purchase. A very professional team.*

Bridlington Team



Driffield Team



# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations