

▪ Ulllyotts ▪

EST. 1891



4 Rosewood Walk  
Bridlington

YO16 6TA

OFFERS OVER

£175,000

2 Bedroom Detached Bungalow

▪ Ulllyotts ▪

EST 1891

01262 401401





Garden



2



1



1



Garage, Off  
Road Parking



Gas Central Heating

#### 4 Rosewood Walk, Bridlington, YO16 6TA

A well-presented two bedroomed detached bungalow benefitting from an entrance hall, kitchen, lounge / diner, two bedrooms and bathroom. A good-sized outside space to the rear and open place to the front. On street parking is available, there is a garage in a compound area with parking in front if required. This property benefits from no onward chain.

Rosewood Walk is an established and popular location on the edge of the Barley Croft and Sandsacre Estates, with local buses passing through, local convenience store, hairdressers and newsagents, plus a nationally named supermarket within a half mile drive. The main town centre is approximately a mile away to the south.

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



Lounge



Bedroom 1



Bedroom 2

## Accommodation

### ENTRANCE HALL

10' 5" x 3' 10" (3.18m x 1.17m)

Plus 13 x 3'9 in a 'L' shape, with Upvc door into, laminate flooring, radiator and storage cupboard.

### KITCHEN

10' 4" x 10' 4" (3.15m x 3.15m)

With wall and base units, wall mounted gas central heating boiler, breakfast bar, tiled splash back and upstand, stainless steel 1 1/2 bowl sink and mixer tap, window to front elevation and radiator.

### LOUNGE / DINER

18' 4" x 10' 3" (5.59m x 3.12m)

With TV point, bay window to front elevation, two radiators and coving.

### BEDROOM 1

12' 10" x 11' 3" (3.91m x 3.43m)

With window to rear elevation, range of built-in wardrobes and radiator.

### BEDROOM 2

10' 00" x 9' 5" (3.05m x 2.87m)

With window to rear elevation and radiator.

### BATHROOM

8' 8" x 6' 6" (2.64m x 1.98m)

With panelled bath, thermostatic shower over, low level wc, pedestal wash hand basin, heated towel ladder, tiled flooring, window to side elevation and ceiling spotlighting.





Bathroom



Rear elevation



Side Elevation



Bridlington

## OUTSIDE

To the front the property has an open plan lawn area, side access to the rear, decking, pathways and large lawn to the rear, garden shed, outside tap and outside lighting.

## GARAGE

There is a single garage in a block, in a compound area just over the walkway on Rosewood Close.

## SERVICES

All mains services are available at the property.

## TENURE

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

## COUNCIL TAX BAND

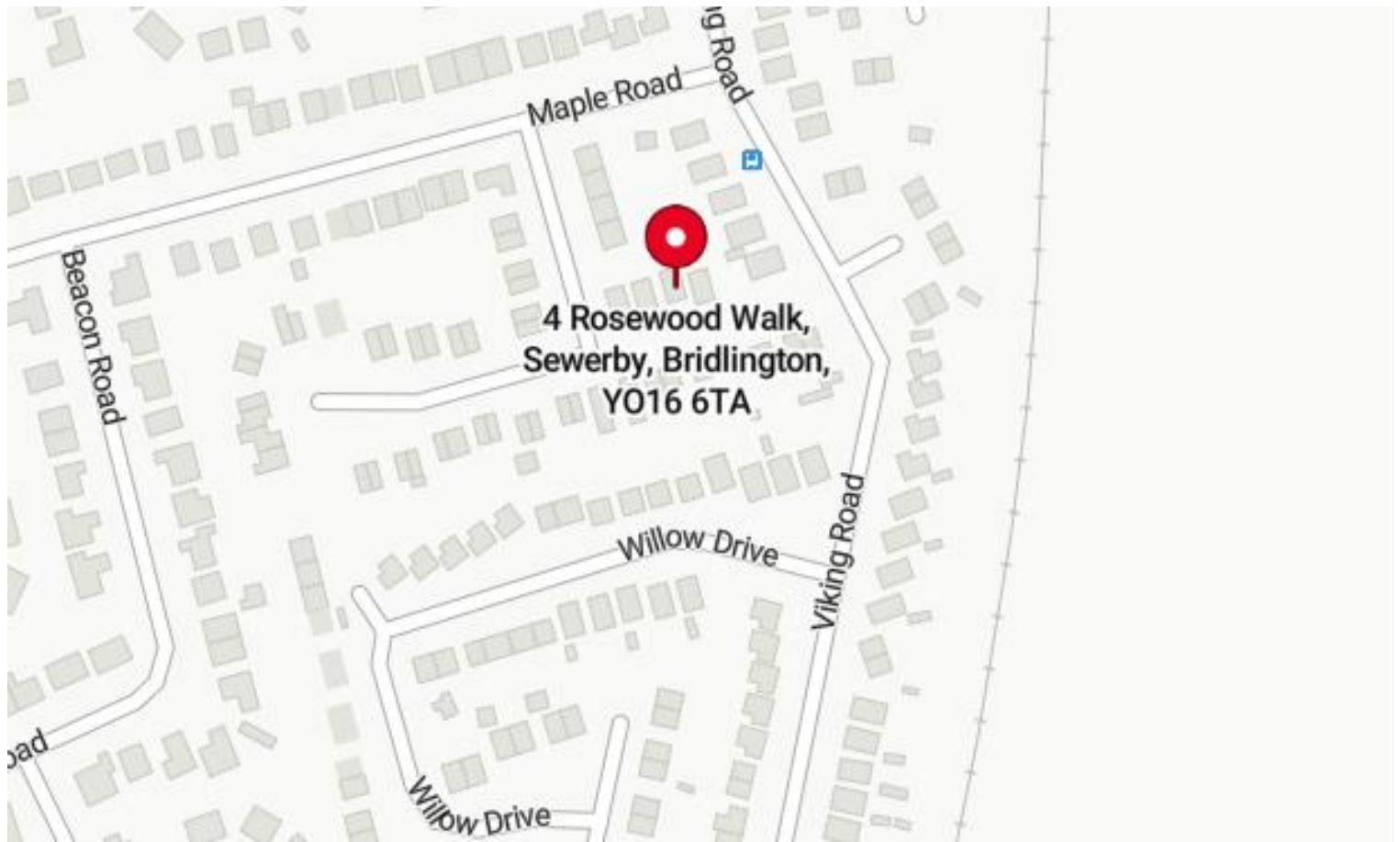
East Riding of Yorkshire Council shows that the property is banded in council tax band C.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 65 square metres.



#### 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.

#### VIEWING

Strictly by appointment with Ulllyotts 01262 401401

Option 1

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 65 sq m



▪ **Ullyotts** ▪  
EST 1881



# Testimonials

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

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*

# ■ 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