



Highcroft, 91 Martongate  
Bridlington  
YO16 6YE

ASKING PRICE OF

**£450,000**

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01262 401401



Lounge

 3   
  1   
  2   
  Garage, Off Road Parking   
  Gas Central Heating

## Highcroft, 91 Martongate, Bridlington, YO16 6YE

Situated on a generous plot, this individually designed detached bungalow is set well back from road, screened by mature trees and sits on a superb plot with attractive and colourful gardens to all sides.

The accommodation briefly comprises entrance hall, lounge, kitchen, three bedrooms, en-suite facilities, bathroom and utility. The property has gas central heating, uPVC double glazing, solar panels, off street parking for many vehicles, together with a single brick garage.

Located on a beautiful and mature plot - this is a must see as this kind of property does not come up for sale very often.

The property is set in a great location, just over a mile north of the town centre. Handily placed for all amenities and only a short distance to a supermarket, the library and Primary and Comprehensive Schools.

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



Kitchen



Bedroom 1



Bedroom 2

## Accommodation

### ENTRANCE HALL

22' 5" x 4' 8" (6.83m x 1.42m)

With two radiators, storage cupboard and loft access.

### LOUNGE

19' 10" x 18' 6" (6.05m x 5.64m)

With bay window to front elevation and French doors to garden. Electric fire in situ with modern surround, inset and hearth, TV point, two radiators and doors to kitchen.

### KITCHEN

17' 6" x 12' 8" (5.33m x 3.86m)

A superb range of modern wall, base and drawer units with a feature island unit incorporating cupboards and a stainless steel round sink with mixer tap. Worktops over, upstand, tall storage cupboards, space for fridge freezer, electric oven, hob and extractor. Vinyl flooring, uPVC side entrance door to utility room, ceiling spotlighting and radiator.

### BEDROOM 1

11' 4" x 9' 7" (3.45m x 2.92m)

With radiator and window to front elevation.

### BEDROOM 2

12' 6" x 11' 4" (3.81m x 3.45m)

With a range of modern built in wardrobes, drawer unit, dressing table and bedside cabinets, radiator and window to rear elevation.

### EN-SUITE

9' 2" x 4' 2" (2.79m x 1.27m)

With shower cubicle with thermostatic shower over, low level WC unit, pedestal wash hand basin, window to side elevation, heated towel ladder and tiled walls.

### BEDROOM 3

9' 1" x 7' 6" (2.77m x 2.29m)

With window to rear elevation and radiator.



Bedroom 2



En-suite



Bedroom 3



Bathroom

## BATHROOM

11' 5" x 4' 9" (3.48m x 1.45m)

A modern suite incorporating a modern corner bath with thermostatic shower over, low level WC unit, vanity sink unit, heated towel ladder, tiled walls and ceiling spotlights.

## UTILITY ROOM

7' 6" x 5' 2" (2.29m x 1.57m)

With tiled flooring and space for washer/dryer. Rear entrance door to garden.

## OUTSIDE

An initial shared driveway leads off to 91 Martongate's private driveway which is gravelled and has ample parking for numerous vehicles, this leads in turn to a single brick garage with power and light connected, up and over door.

The property is set on a very good sized plot which is private and very well kept. The garden is to four sides which are laid to lawn, with a pathway

surrounding the house and mature trees, bulbs, flowers, summerhouse and a garden shed.

## SOLAR PANELS

The property has solar panels which are owned by 91 Martongate, therefore a revenue is generated from panels. Further details can be given on request.

## TENURE

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

## SERVICES

All mains services connected.

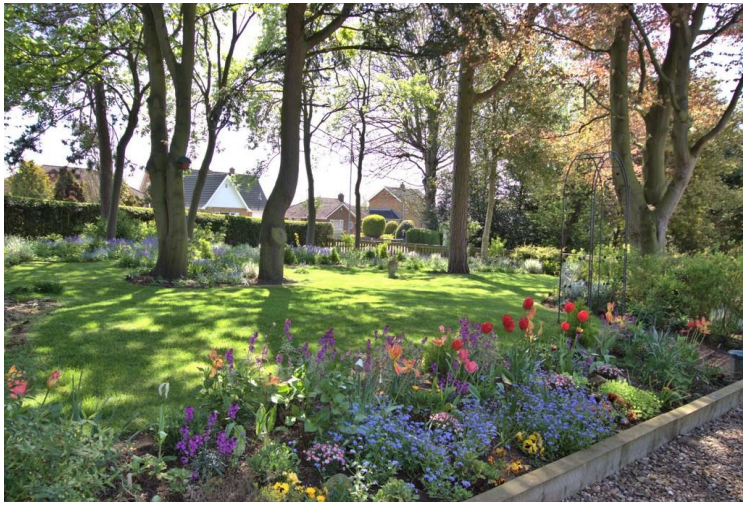
## COUNCIL TAX BAND

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

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B. This rating is





Garden



Garden



Rear elevation



Garden

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 103 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.

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 103 sq m







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