



20 Foresters Way
Bridlington
YO16 6YN

GUIDE PRICE

£386,950

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Lounge

 4
  1
  1
  Garage, Off Road Parking
  Gas Central Heating

20 Foresters Way, Bridlington, YO16 6YN

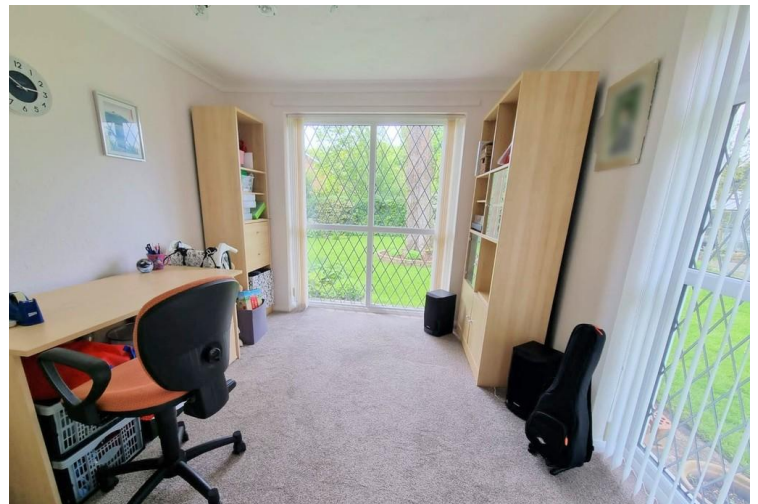
A beautifully presented four bed roomed detached property situated in one of Bridlington's most desirable locations. The property briefly benefits from an entrance porch, entrance hall, cloakroom / WC, kitchen, lounge, conservatory, study / dining room, landing, four bedrooms and large family bathroom.

These much sought after residences are situated in the heart of the Barley Croft residential estate on the north side of Bridlington between Sandsacre and Sewerby. Local shops and amenities are situated at the Sandsacre centre and Martongate where a nationally named supermarket and library facility. Little bus services are routed regularly through the area linking to the main town approximately 1.5 miles away.

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.



Conservatory



Study / Dining Room



Lounge



Kitchen

Accommodation

ENTRANCE PORCH

6' 4" x 5' 9" (1.93m x 1.75m)

With uPVC door into: vinyl flooring, radiator, window to side elevation and door to hallway.

ENTRANCE HALL

16' 7" x 6' 7" (5.05m x 2.01m)

With radiator, window to the side elevation, understairs cupboard, stairs and door to:

CLOAKROOM / WC

6' 6" x 3' 6" (1.98m x 1.07m)

With vanity wash hand basin, WC, radiator, vinyl flooring, window to the side elevation and water meter.

KITCHEN

15' 2" x 13' 1" (4.62m x 3.99m)

With fitted wall, base and drawer units, worktop over, double electric oven, electric hob, slimline dishwasher, breakfast bar, vinyl flooring, timber

panelling to splashback, radiator and extractor hood. Window to the side and front elevation, coving and side entrance door. Space for washing machine and fridge freezer.

LOUNGE

21' 8" x 13' 7" (6.6m x 4.14m)

Feature fireplace with gas fire in-situ, marble inset hearth and surround. TV point, two windows to the side elevation, coving and radiator. Door to conservatory, study and dining room.

CONSERVATORY

10' 7" x 11' 2" (3.23m x 3.4m)

uPVC construction with glass roof, radiator, vinyl flooring and French doors to garden.

STUDY / DINING ROOM

10' 4" x 9' 8" (3.15m x 2.95m)

With window to the rear and side elevation, radiator and coving.



Kitchen



Bathroom



Bedroom 1



Bedroom 2

LANDING

With window to the side elevation, radiator, coving, loft access, airing cupboard housing wall mounted gas central heating boiler and radiator.

BEDROOM 1

12' 9" x 12' 5" (3.89m x 3.78m)

With window to the front and side elevation, radiator, built-in wardrobes, TV point and coving.

BEDROOM 2

13' 4" x 10' 2" (4.06m x 3.1m)

With window to the rear elevation, radiator, TV point and coving.

BEDROOM 3

10' 4" x 7' 7" (3.15m x 2.31m)

With window to the side elevation, radiator, TV point and storage cupboard.

BEDROOM 4

9' 7" x 8' 10" (2.92m x 2.69m)

With window to the rear elevation, radiator, TV

point and coving.

BATHROOM

9' 1" x 8' 7" (2.77m x 2.62m)

Modern white bathroom suite comprising of a shower cubicle with thermostatic shower over, panelled bath, WC and wash hand basin. Window to the front and side elevation, vinyl flooring, extractor fan, heated towel ladder, coving and ceiling spot lighting.

OUTSIDE

To the front of the property there is a shallow walled frontage with shrub boundaries, gravelled area, block paved driveway, flower beds and colourful bushes / shrubs.

To the rear of the property there is a large lawned garden with a lovely stone flagged patio area, trees, securely fenced boundaries, hedging, greenery, timber garden shed, greenhouse, water butt, vegetable garden, outside tap and outside lighting.



Bedroom 3



Bedroom 4



Rear Garden



Rear Elevation

GARAGE

17' 6" x 16' 7" (5.33m x 5.05m)

With remote controlled up and over door, rear personnel door, plumbing for a washing machine, power and light connected.

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.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C. 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 138 square metres.

COUNCIL TAX BAND

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

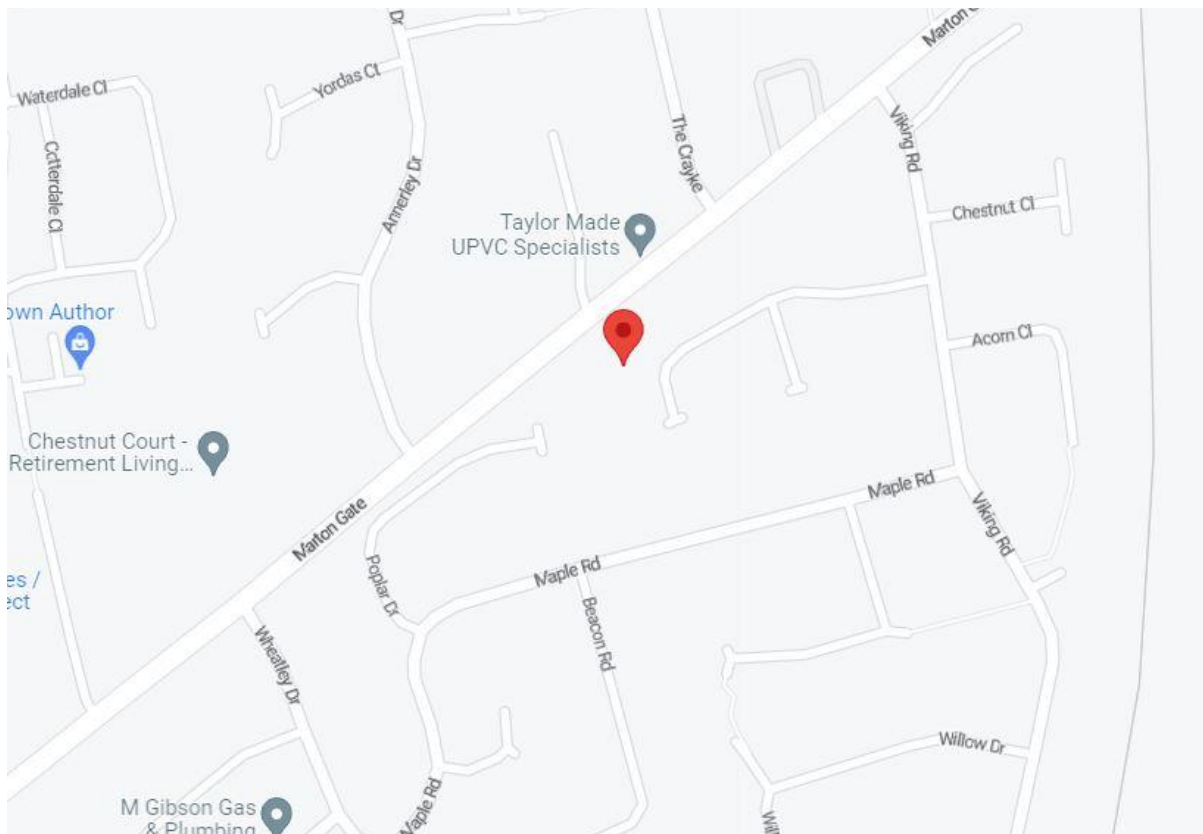
NOTE

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.

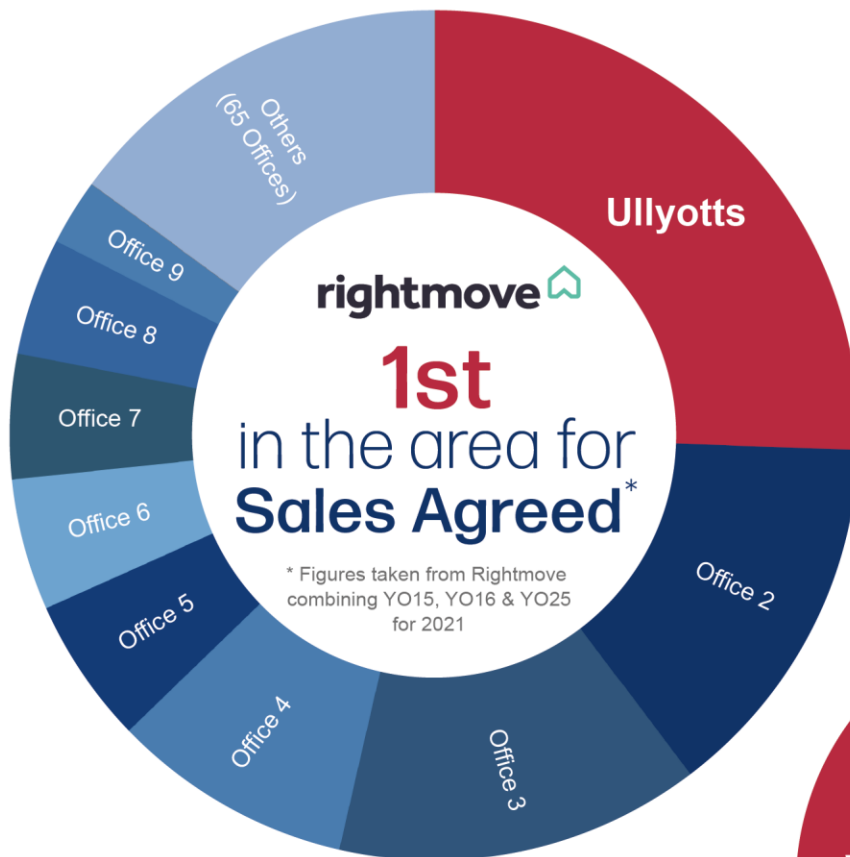
VIEWING

Strictly by appointment with Ulllyotts. Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),
is approximately 138 sq m



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■ Ulllyotts ■

EST 1891



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