



38 St Johns Avenue West
Bridlington

YO16 4NN

GUIDE PRICE

£330,000

3 Bedroom Dormer Bungalow

■ **Ulliyotts** ■
EST 1891

01262 401401



3



2



2



Off Road
Parking



Gas Central Heating

38 St Johns Avenue West, Bridlington, YO16 4NN

A BRAND-NEW QUALITY BUILD by renowned local builder, under a 10 year NHBC guarantee certificate. These three bedroomed dormer bungalows are situated on an executive development of four new homes. This property benefits from quality fixtures and fittings throughout, along with entrance hall, lounge, snug, kitchen / dining area, dining room / bedroom 3 and two further bedrooms, bathroom and ensuite facilities on the first floor.

Located on St Johns Avenue West, the property is within immediate walking distance of Bridlington Comprehensive and Quay Primary Schools, local shops, amenities, post office, buses and the town centre.

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 Dining Area



Kitchen



View from Kitchen

Accommodation

ENTRANCE HALL

14' 4" x 13' 1" (4.37m x 3.99m)

With understairs cupboard, radiator and stairs leading off:

LOUNGE

18' 7" x 11' 6" (5.66m x 3.51m)

With fireplace, TV point, radiator, bay window to the front and side elevation.

DINING ROOM / BEDROOM 3

15' 8" x 11' 5" (4.78m x 3.48m)

With window to the rear elevation and radiator.

KITCHEN

14' 9" x 9' 9" (4.5m x 2.97m)

With a range of wall, base and drawer units, work surface over, 1.5 bowl sink with mixer taps, ceiling spotlighting, built in appliances, window to the rear elevation, side entrance door and door to the hallway.

DINING AREA

11' 9" x 9' 6" (3.58m x 2.9m)

With French doors opening onto the garden.

SNUG

9' 9" x 7' 9" (2.97m x 2.36m)

With window to the front elevation and radiator.

BEDROOM 1

21' 8" x 12' 06" (6.6m x 3.81m)

With radiator, window to the side and rear elevation.

ENSUITE

8' 2" x 5' 8" (2.49m x 1.73m)

BEDROOM 2

21' 9" x 10' 4" (6.63m x 3.15m)

With radiator, window to the side and rear elevation.



Entrance



Lounge



Bedroom

SHOWER ROOM

8' 9" x 5' 7" (2.67m x 1.7m)

With window to the rear elevation, shower, WC, pedestal wash hand basin and radiator.

OUTSIDE

To the front of the property there will be an open plan lawned frontage with a side driveway with parking for several vehicles.

To the rear of the property there will be a patio area with lawned area, secure fenced boundaries and open views.

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

New build SAP rating to be confirmed.



Bathroom

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

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.



Bedroom/snug



Shower room



Landing

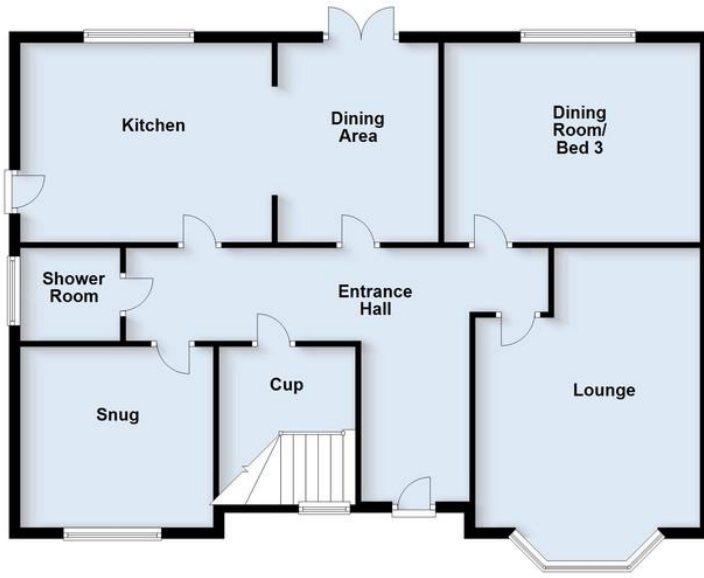


Bedroom

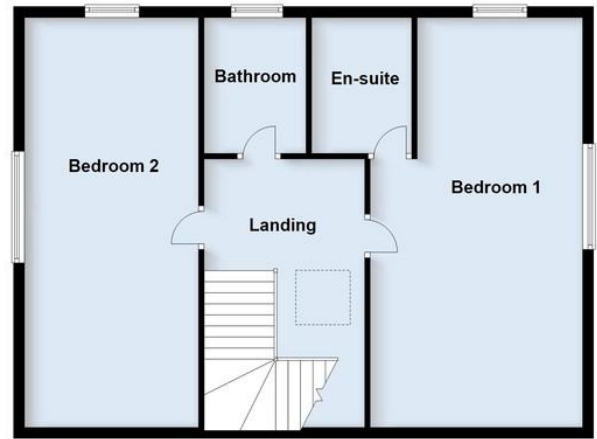


Floor Plan

Ground Floor



First Floor



Why Choose Ulllyotts?



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

- ✓ **Knowledge & Experience**
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- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
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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.

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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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