



45 St Johns Avenue West
Bridlington
YO16 4NN

OFFERS IN EXCESS OF

£200,000

2 Bedroom Detached Bungalow

Ulllyotts
- Est. 1891 -
Estate Agents

01262 401401



Kitchen

 2
  2
  2
  Off Road Parking
  Gas Central Heating

45 St Johns Avenue West, Bridlington, YO16 4NN

A BRAND NEW QUALITY BUILD by renowned local builder, under a 10 year NHBC guarantee certificate. This two bedroomed detached bungalow is situated on an executive development of four new homes. This property benefits from quality fixtures and fittings throughout, along with entrance hall, lounge, kitchen, shower room and two bedrooms.

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.

**** Please note the internal photographs featured on this listing are for illustrated purposes only due to the build being ongoing ****



Kitchen



Bedroom



Lounge



shower room

Accommodation

ENTRANCE HALL

10' 8" x 4' 6" (3.25m x 1.37m)

Measurements into 'L' shape 10'7" X 3'1".

With radiator, loft access and doors leading to:

KITCHEN

10' 4" x 10' 3" (3.15m x 3.12m)

With a range of wall, base and drawer units, breakfast bar, tiled splashback, stainless steel sink 1.5 bowl and mixer tap, ceiling spotlighting window to the front elevation, built in dishwasher, fridge freezer, electric oven, electric hob and extractor fan.

LOUNGE

11' 15" x 15' 5" (3.73m x 4.7m)

With radiator and French doors to garden.

BEDROOM 1

11' 00" x 11' 8" (3.35m x 3.56m)

With radiator and window to the front elevation.

BEDROOM 2

10' 1" x 8' 2" (3.07m x 2.49m)

With radiator and window to the rear elevation.

SHOWER ROOM

6' 5" x 6' 1" (1.96m x 1.85m)

Walk in shower cubicle with thermostatic shower over, pedestal wash hand basin, WC, ceiling spotlighting and window to the side elevation.

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

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

COUNCIL TAX BAND

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



Open Views

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.

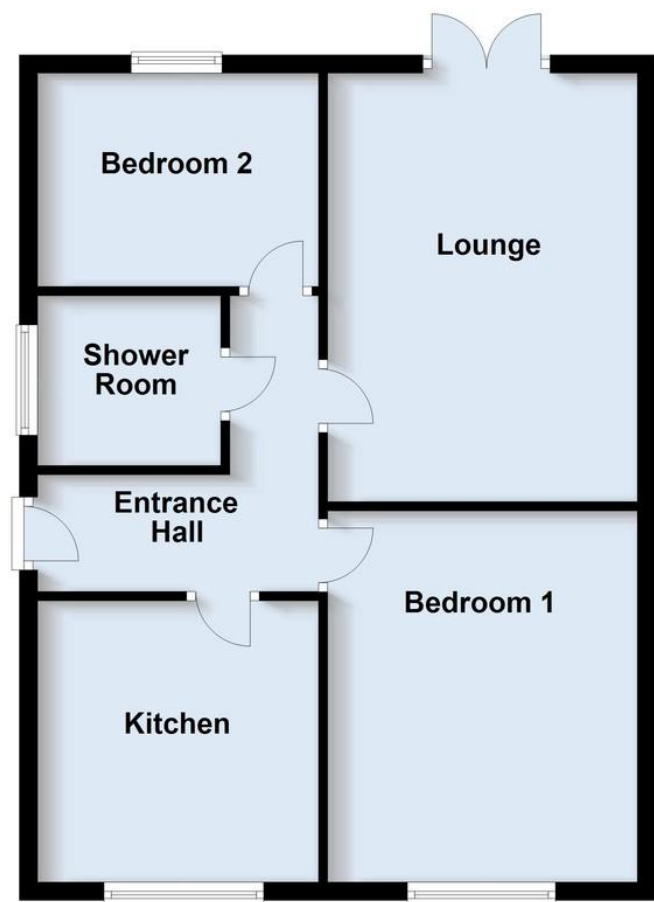


45 St Johns Avenue West



The digitally calculated floor area is (). This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



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! ”

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



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