



24 Pasture Rise
Bridlington
YO16 4QT

GUIDE PRICE

£260,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Kitchen



3



2



1



Garage, Off
Road Parking



Gas Central Heating

24 Pasture Rise, Bridlington, YO16 4QT

A well-presented three bedroomed detached house benefitting from an entrance porch, entrance hall, lounge / diner, kitchen, landing, three bedrooms and family bathroom. Garage, parking and garden.

The property is set in a mature residential cul-de-sac locality off the west side of Bridlington within immediate walking distance of a local primary school, the old town high street shops and local buses.

The main town centre lies about a mile away to the south east supported by a good cross section of national and local shopping names, these include Peacocks, New Look, Argos, Boots etc.

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.



Hallway



Lounge1



Lounge



Bedroom 1

Accommodation

ENTRANCE PORCH

8' 2" x 3' 2" (2.49m x 0.97m)

With tiled flooring and Upvc door into.

ENTRANCE HALL

14' 3" x 6' 8" (4.34m x 2.03m)

With laminate flooring, radiator, timber door into, painted timber wall panelling and stairs leading off.

LOUNGE/DINER

LOUNGE

12' 4" x 13' 00" (3.76m x 3.96m)

With window to front elevation, TV point and radiator.

A through room into dining area.

DINING AREA

9' 8" x 7' 8" (2.95m x 2.34m)

With window to rear and radiator.

KITCHEN

11' 12" x 9' 3" (3.66m x 2.82m)

With modern range of wall and base units, space for washing machine and dishwasher, built-in oven, hob, splash back and extractor. Work surface over, tiled splash back, wall mounted gas central heating boiler, Upvc door to side elevation, understairs cupboard and window to rear elevation.

LANDING

With airing cupboard, loft access, window to side elevation and coving.

BEDROOM 1

12' 11" x 11' 6" (3.94m x 3.51m)

With TV point, radiator and window to front elevation.

BEDROOM 2

12' 12" x 8' 8" (3.96m x 2.64m)

With window to rear elevation, range of wardrobes, radiator and coving.



Bedroom 2



Bedroom 3



Bathroom



Rear Elevation

BEDROOM 3

9' 4" x 8' 6" (2.84m x 2.59m)

With window to front elevation, radiator and coving.

BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)

With modern white suite, panelled bath, vanity hand basin, low level wc, fully tiled throughout, window to rear elevation and extractor fan.

OUTSIDE

With gravelled frontage, side driveway, access to the rear garden, patio area and raised lawn. Securely fenced and very private.

GARAGE

16' 7" x 8' 6" (5.05m x 2.59m)

A single brick garage with remote door to front and rear, Upvc personnel door. 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.

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.

COUNCIL TAX BAND

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



Garage



Garden

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 80 square metres.

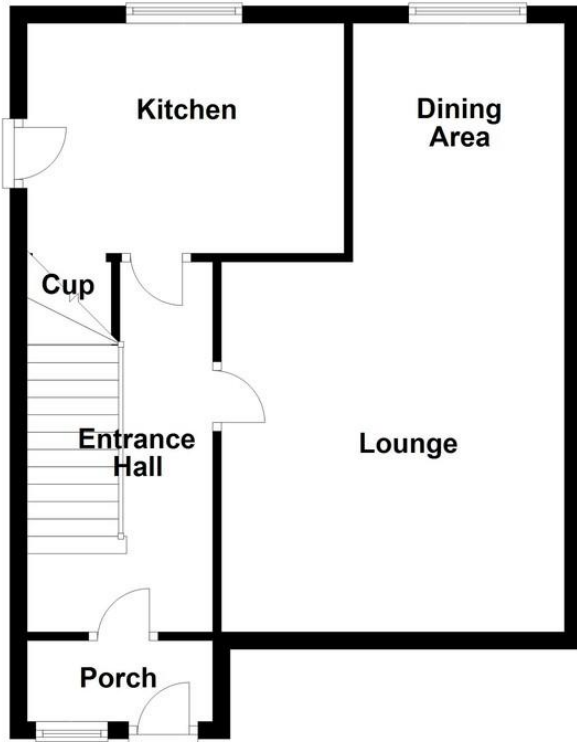
VIEWING

Strictly by appointment (01262) 401401

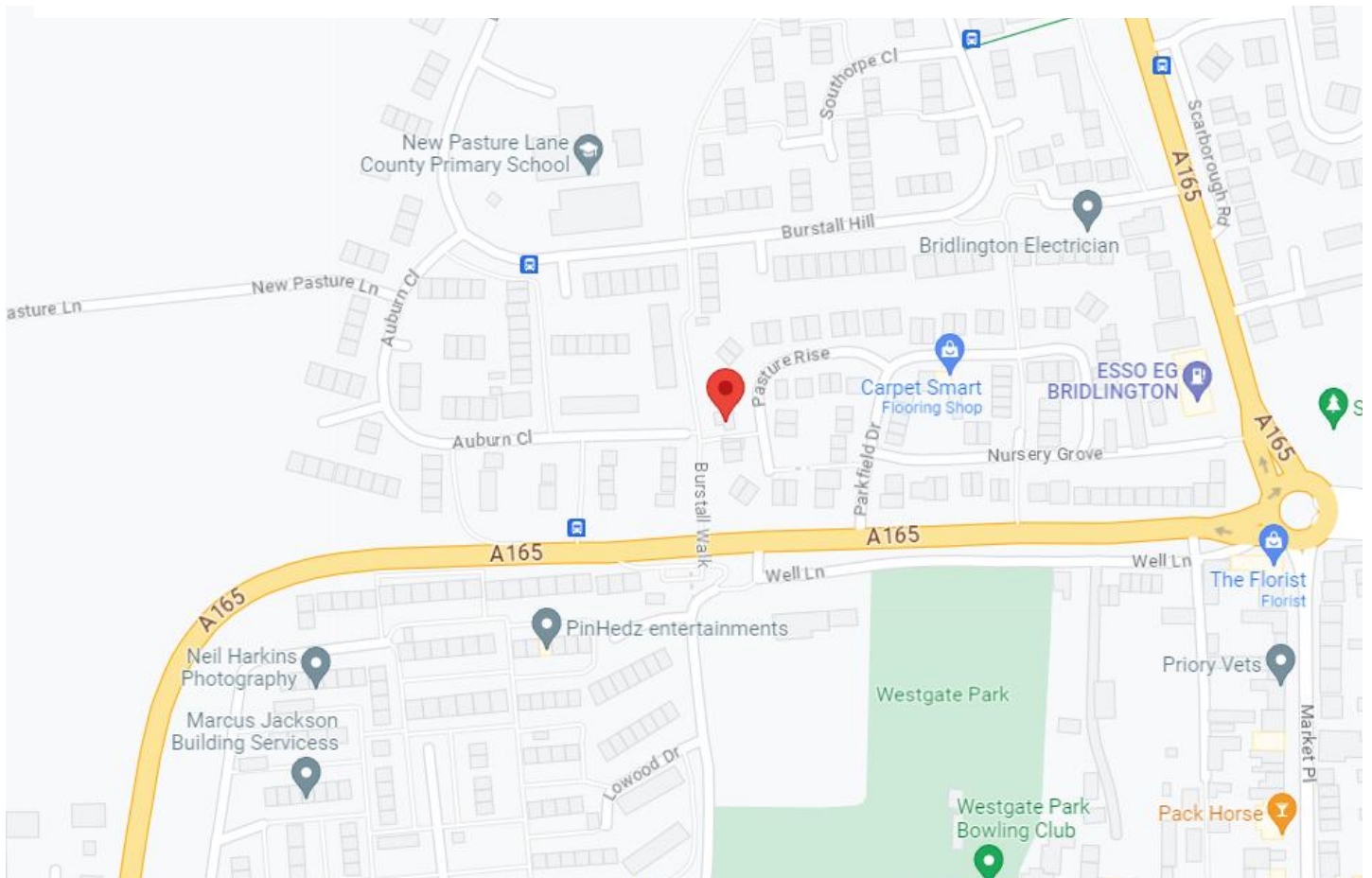
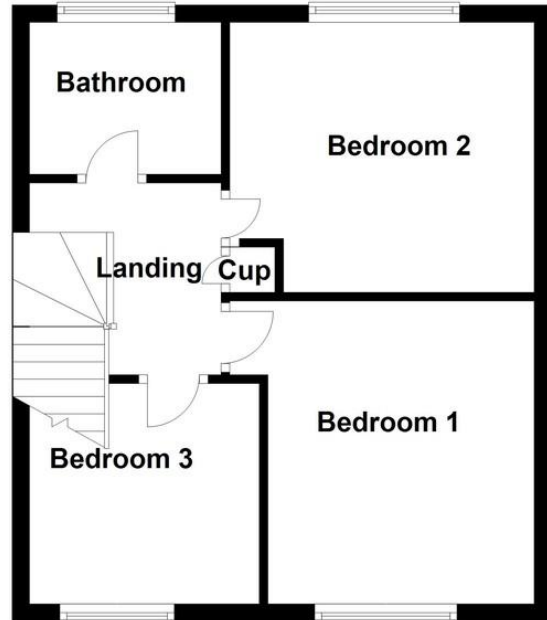
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 80 sq m

Ground Floor



First Floor



Why Choose Ulllyotts?



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

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
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.

■ Ulllyotts ■

EST 1891



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



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations