



22 Fourth Avenue
Bridlington

YO15 2LN

GUIDE PRICE

£330,000

4 Bedroom Semi-Detached House

■ **Ulllyotts** ■

EST 1891

01262 401401



Kitchen



Off Road
Parking



Gas Central Heating

22 Fourth Avenue, Bridlington, YO15 2LN

LOCATION

The property is located just off Bridlington's north side seafront, within walking distance of the town and all amenities. With fabulous side sea views of the North Beach and beyond.

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.

ACCOMMODATION

A delightful three bed roomed semi-detached house with one bedroomed annexe. The property offers a generous layout which has been extended to the rear, parking to the front and side of the property, gas central heating and Upvc double glazing. FAMILY SIZED ACCOMMODATION.



Lounge



Sitting Room



Kitchen



Dining Area

Accommodation

ENTRANCE PORCH

6' 8" x 2' 7" (2.03m x 0.79m)

With double doors into, door to entrance hall.

ENTRANCE HALL

14' 7" x 6' 9" (4.44m x 2.06m)

With radiator, stairs leading off, window to side elevation and door to.

CLOAKS/WC

3' 5" x 2' 9" (1.04m x 0.84m)

With low level wc, wall mounted wash hand basin, extractor fan and vinyl flooring.

LOUNGE

17' 2" x 12' 4" (5.23m x 3.76m)

Into bay, with gas fire in situ, marble hearth and inset, timber surround, TV Point, coving, bay to front elevation and radiator.

SITTING ROOM

14' 4" x 12' 4" (4.37m x 3.76m)

With wood burning stove in situ, slate hearth, TV point, ceiling spot lighting, french doors to garden, opening into dining room.

DINING ROOM

9' 2" x 8' 3" (2.79m x 2.51m)

With window to side elevation, opening into kitchen.

KITCHEN

14' 5" x 9' 7" (4.39m x 2.92m)

With recently re-fitted modern range of wall, base and drawer units, electric oven, gas hob and extractor. Tiled splash back, work surface over, stainless steel sink and mixer tap, window to side elevation and rear entrance door. Space for washer/dryer, fridge freezer. Pantry storage cupboard, vaulted ceiling, timber beams, velux windows and ceiling spotlighting.

LANDING

Loft access via a ladder the loft is carpeted, plastered and has lighting and power points with a velux to the rear.

With window to side, storage cupboard and doors to:

BEDROOM 1

16' 1" x 11' 4" (4.9m x 3.45m)

Into bay, with radiator and window to front elevation.

BEDROOM 2

14' 07" x 11' 3" (4.44m x 3.43m)

With TV point, radiator and window to rear elevation.



Kitchen / Living Room



Bedroom 4



Bedroom 4 Ensuite



Hallway

BEDROOM 3

8' 3" x 8' 3" (2.51m x 2.51m)

With window to front and radiator.

BATHROOM

8' 7" x 6' 9" (2.62m x 2.06m)

With airing cupboard, double shower cubicle, thermostatic shower over, panelled bath with taps, vanity wash hand basin and low level wc, vinyl flooring, window to side elevation, tiled walls, ceiling spot lighting and heated towel ladder.

ANNEXE

REAR ENTRANCE PORCH

11' 14" x 2' 8" (3.71m x 0.81m)

Upvc construction, stone flagged flooring.

KITCHEN/ LIVING ROOM

12' 4" x 9' 8" (3.76m x 2.95m)

This is a garage conversion. With wall and base units, stainless steel sink and mixer taps, breakfast bar, front entrance door and window, space for washer/ dryer, fridge/ freezer, vinyl flooring, vaulted ceiling, timber beams and ceiling spotlighting. Door to.

BEDROOM WITH ENSUITE

15' 8" x 8' 6" (4.78m x 2.59m)

An 'L' shaped room with window to side elevation, velux window, ceiling spotlighting, slate tiled fireplace, electric stove in situ, door to shower room.

ENSUITE

6' 9" x 3' 6" (2.06m x 1.07m)

With double shower cubicle, electric shower over, low level wc, pedestal wash hand basin, wetwall, splash back, vinyl flooring, velux window and ceiling spotlighting.

OUTSIDE

There is a shallow wall to the front, parking to the front and side of the property.

Access to the rear, the rear garden is mainly laid to lawn with patio, seating areas, colourful borders and shrubs, securely fenced and is a very good size. Perfect for families.



Landing



Bedroom 1



Bedroom 2



Bedroom 3

TENURE

Freehold.

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.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as square metres.

COUNCIL TAX BAND

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

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.



Bathroom



Patio



Rear Elevation



View from the property





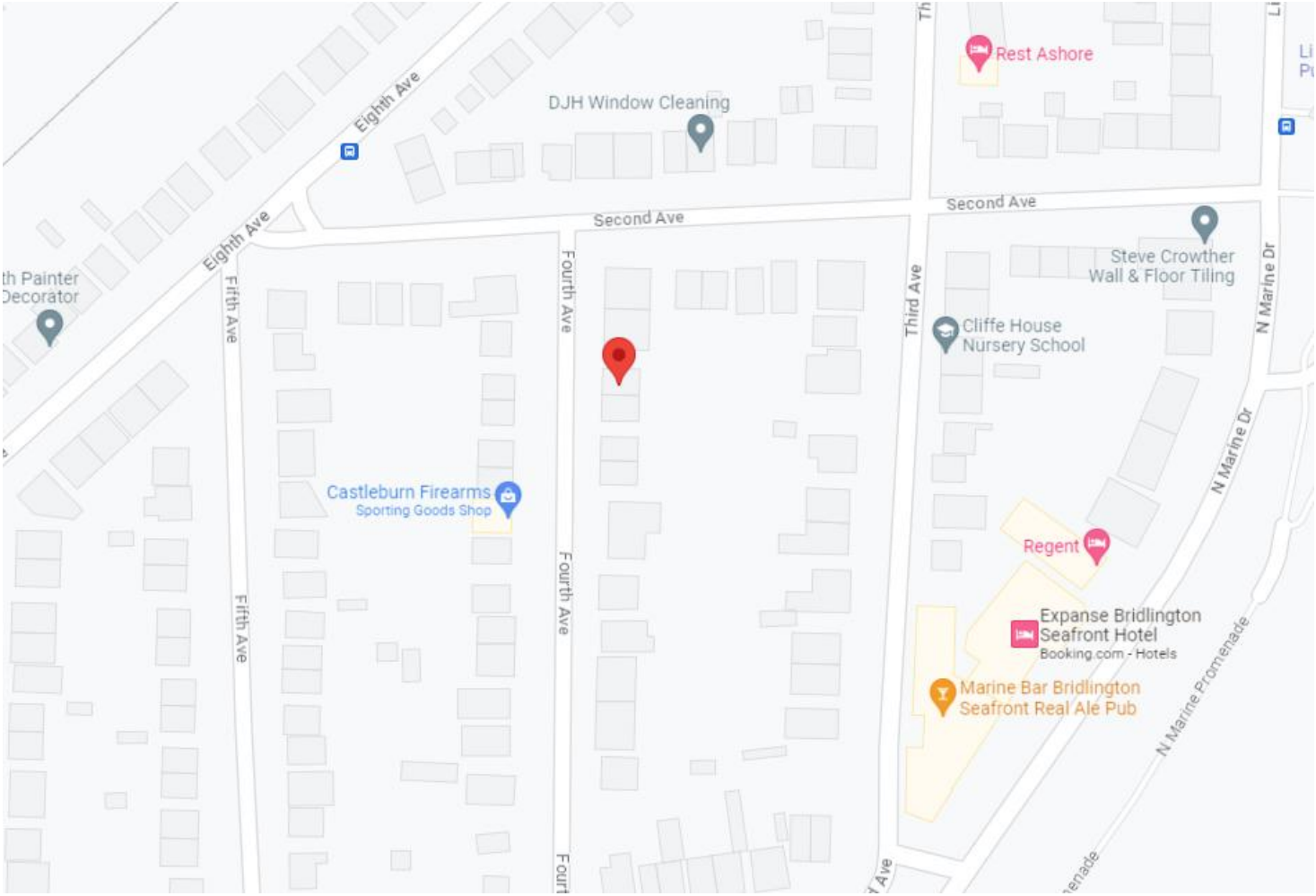
Feature Beams



Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 113 square metres.





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**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**
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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.

Testimonials

Ulyotts 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. Ulyotts 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 Ulyotts were great to deal with during our recent house purchase. A very professional team.

Bridlington Team



Driffield Team



■ Ulllyotts ■

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