



26 Orchard Close
Bridlington

YO16 6FN

ASKING PRICE OF

£235,000

3 Bedroom Link Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



3



2



2



Garage, Off
Road Parking



Gas Central Heating

26 Orchard Close, Bridlington, YO16 6FN

Offered with no onward chain, this established house is at the head of a quiet cul-de-sac situated off The Lawns on Bampton Lane.

The property offers spacious downstairs living accommodation which includes a living room which opens in to a dining area, conservatory, kitchen and utility room and ground floor WC. The upstairs offers a three-bedroom layout with a family bathroom.

The property would be suited to first time buyers or a family.

BRIDLINGTON

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.



Lounge



Dining Area



Conservatory



Kitchen

Accommodation

UPVC DOOR

Into:

HALLWAY

With staircase, radiator and doors to downstairs rooms including the downstairs WC.

WC

With window to front elevation, low level WC, corner vanity unit with wash hand basin and tiled splash back and radiator.

LOUNGE

With window to front elevation, feature fireplace with electric fire in situ and radiator. Opening to dining area and door to kitchen.

DINING AREA

With radiator and sliding door to:

CONSERVATORY

UPVC and brick construction, laminate flooring and door to the garden.

KITCHEN

With a range of wall and base units with worktop over, electric oven and grill, gas hob with extractor fan, 1 ½ bowl sink with mixer tap over, tiled walls and flooring, window to rear elevation. Doors to under-stairs storage and utility room.

UTILITY ROOM

With wall and base units, stainless steel sink with separate hot and cold tap over, wall mounted boiler and loft hatch. Window to rear elevation, uPVC door to garden and personal door into garage.

LANDING

First floor landing with window to side elevation, loft hatch, doors to storage cupboard and upstairs rooms.

BEDROOM 1

With window to front elevation built-in wardrobes and radiator.

BEDROOM 2

With window to rear elevation overlooking open greenery, built-in wardrobes with sliding mirror doors and radiator.



Utility Room



Landing and Stairs



Bedroom 1



Bedroom 1

BEDROOM 3

With window to front elevation and radiator.

SHOWER ROOM

Window to front elevation laminate flooring, tiled walls, walk-in shower with thermostatic shower over, heated towel ladder, vanity unit with WC, wash hand basin and storage cupboards.

GARAGE

With up and over door and power and light connected.

OUTSIDE

To the rear of the property is a private garden which is mainly lawned with a hedged boundary. To the front of the property is a paved driveway leading to the garage and mature front garden. There is a pathway leading to the rear gate for access to the rear garden.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

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. The property is currently rated band (TBC)

COUNCIL TAX BAND

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

VIEWING

Strictly by appointment with Ulllyotts.
Regulated by RICS

WHAT'S YOURS WORTH?

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Bedroom 2



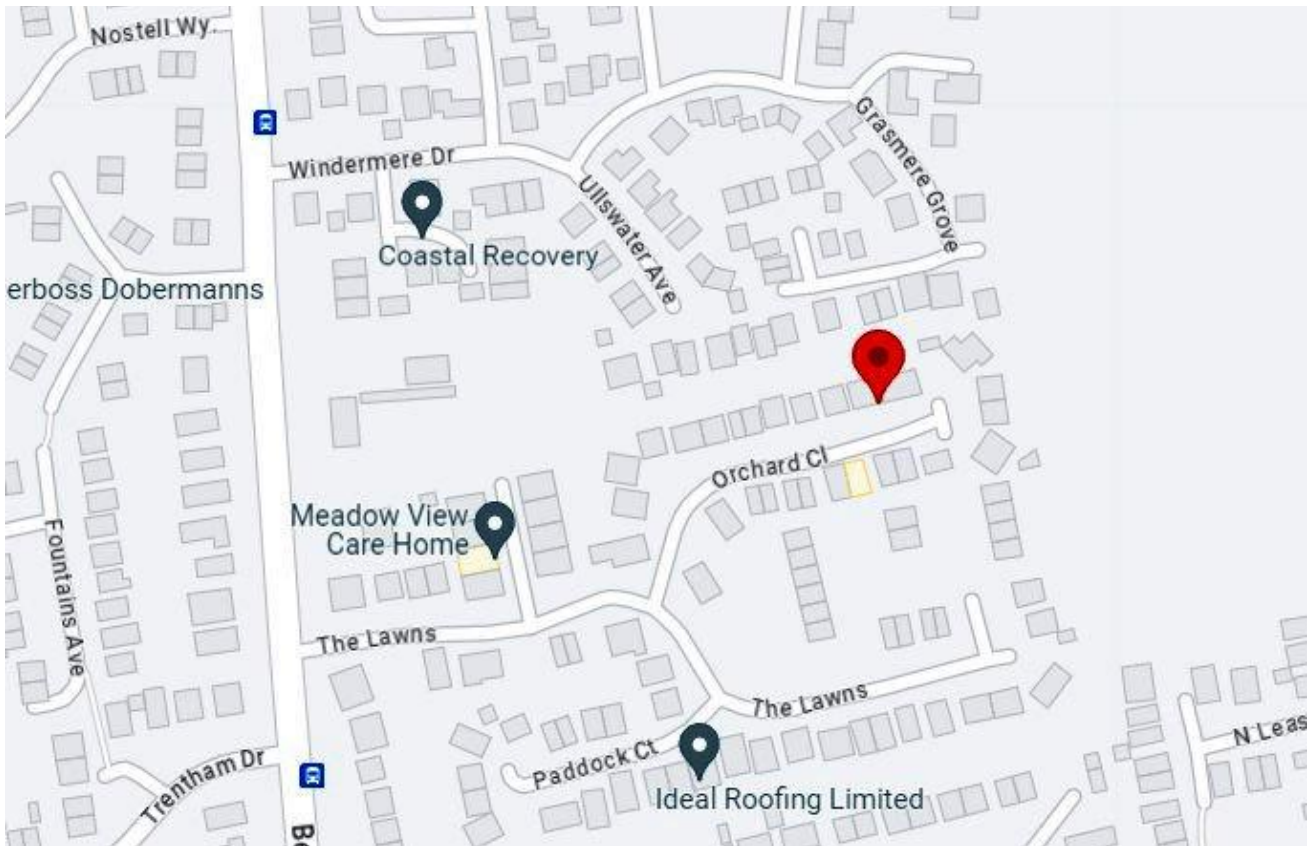
View To Rear



Rear Garden

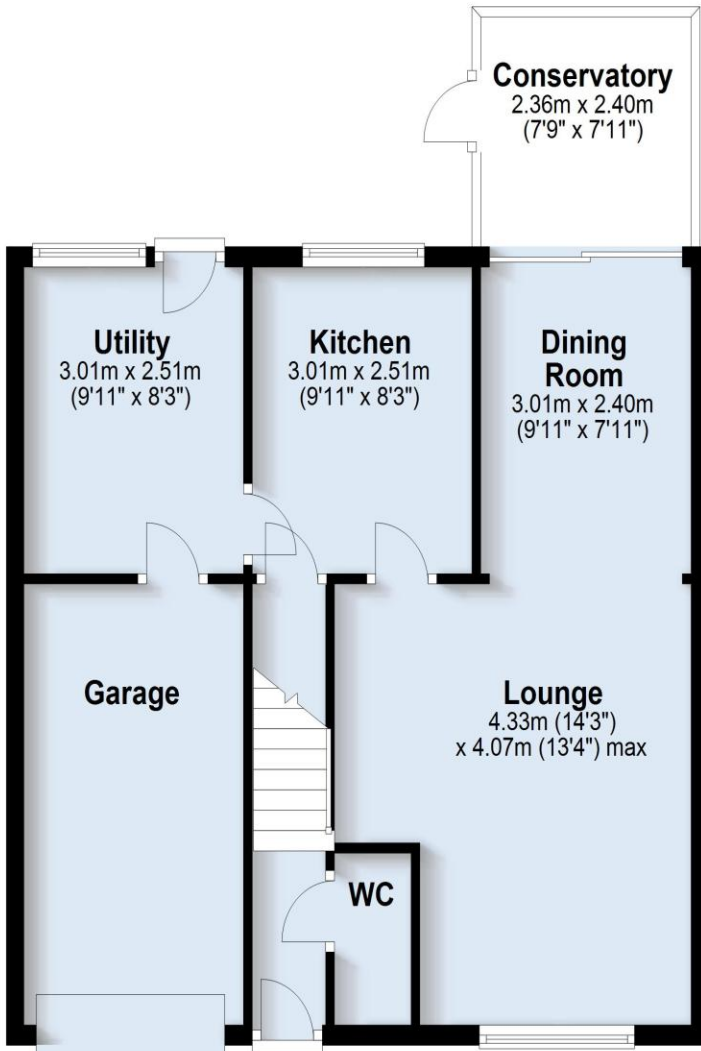


Rear Garden

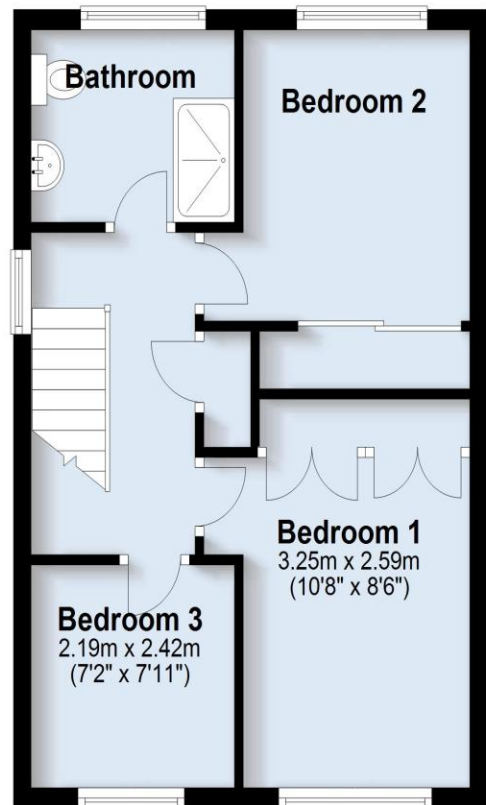


The stated EPC floor area, (which may exclude conservatories),
is approximately

Ground Floor



First Floor



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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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