



4 Charlton Close
Bridlington

YO16 7ER

ASKING PRICE OF

£349,950

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Side Elevation



Garage, Off Road Parking



Gas Central Heating

4 Charlton Close, Bridlington, YO16 7ER

The property is positioned in a new cul-de-sac development just off Pinfold Street which is situated between Sewerby Road and Marton Road. Access to the bungalow is via a gravelled driveway.

The accommodation briefly comprises entrance hall, lounge, kitchen, three bedrooms or two and a dining room, bathroom, utility room and garage. Private rear garden with patio and large lawned area.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and an old-world charm.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.

The Cinema, Spotlight Theatre and The Spa are centres for thespians and others to provide a variety of entertainment. For the sports enthusiasts there is an extensive range of indoor and outdoor clubs and activities, inclusive for all ages. Boxing and fitness gyms provide additional opportunities.

Sewerby Hall, a pleasant walk from the North Side, has gardens and parks open to the public as is the historic house complemented by a café. Danes Dyke Nature Reserve is a little further along the coast.

A short walk away is the Old Town. The original Victorian street featured in the acclaimed Dads Army film. A diverse selection of restaurants, public houses, crafts and antiques.



Lounge



Feature



Kitchen



Bedroom One

Accommodation

ENTRANCE

Via a composite door into hall with inset spotlighting, loft hatch and doors to all rooms.

LOUNGE

15' 9" x 12' 3" (4.824m x 3.750m)

With feature bare brick fireplace and multifuel burner. Inset spotlighting, coving and bifold doors onto the patio area with radiator.

KITCHEN

10' 1" x 9' 8" (3.086m x 2.953m)

With vinyl flooring, grey gloss wall and base units with worktop over, Neff electric oven and induction hob with extractor fan over. Built in dishwasher and fridge, 1 ½ bowl sink and drainer with mixer tap over. Window to rear elevation, inset spotlights and radiator.

BEDROOM 1

12' 5" x 9' 7" (3.795m x 2.940m)

With window to front elevation and view of the Priory Church. Inset spotlights, decorative wall lights and radiator.

BEDROOM 2

12' 3" x 9' 7" (3.746m x 2.933m)

With window to front elevation inset spotlights decorative wall lights and radiator.

BEDROOM 3/DINING ROOM

10' 11" x 6' 5" (3.352m x 1.957m)

With window to rear elevation. Inset spotlights and radiator.

UTILITY ROOM

6' 4" x 4' 9" (1.951m x 1.463m)

With electric points. Plumbing for washing machine and door to the garage.

BATHROOM

8' 8" x 6' 0" (2.664m x 1.834m)

With tiled walls and flooring. Quadrant shower with a double-headed thermostatic shower, wash hand basin, low-level WC, panelled bath and heated towel ladder. Window to side elevation. The image shown is from No' 2 Charlton Close.

OUTSIDE

To the front of the property there is a block paved drive and walk way. Shallow walled frontage and side gated access to the rear garden, where the garden is mainly laid to lawn with large patio area. The garden is securely fenced and offers privacy.

GARAGE

21' 1" x 11' 1" (6.43m x 3.38m)

With remote door to front elevation. Window and door to the rear elevation. Power and light connected.



Bedroom Two



Bedroom Three / Dining Room



Utility Room



Bathroom (Image from No' 2 Charlton Close)

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.

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.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

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Rear Side Elevation



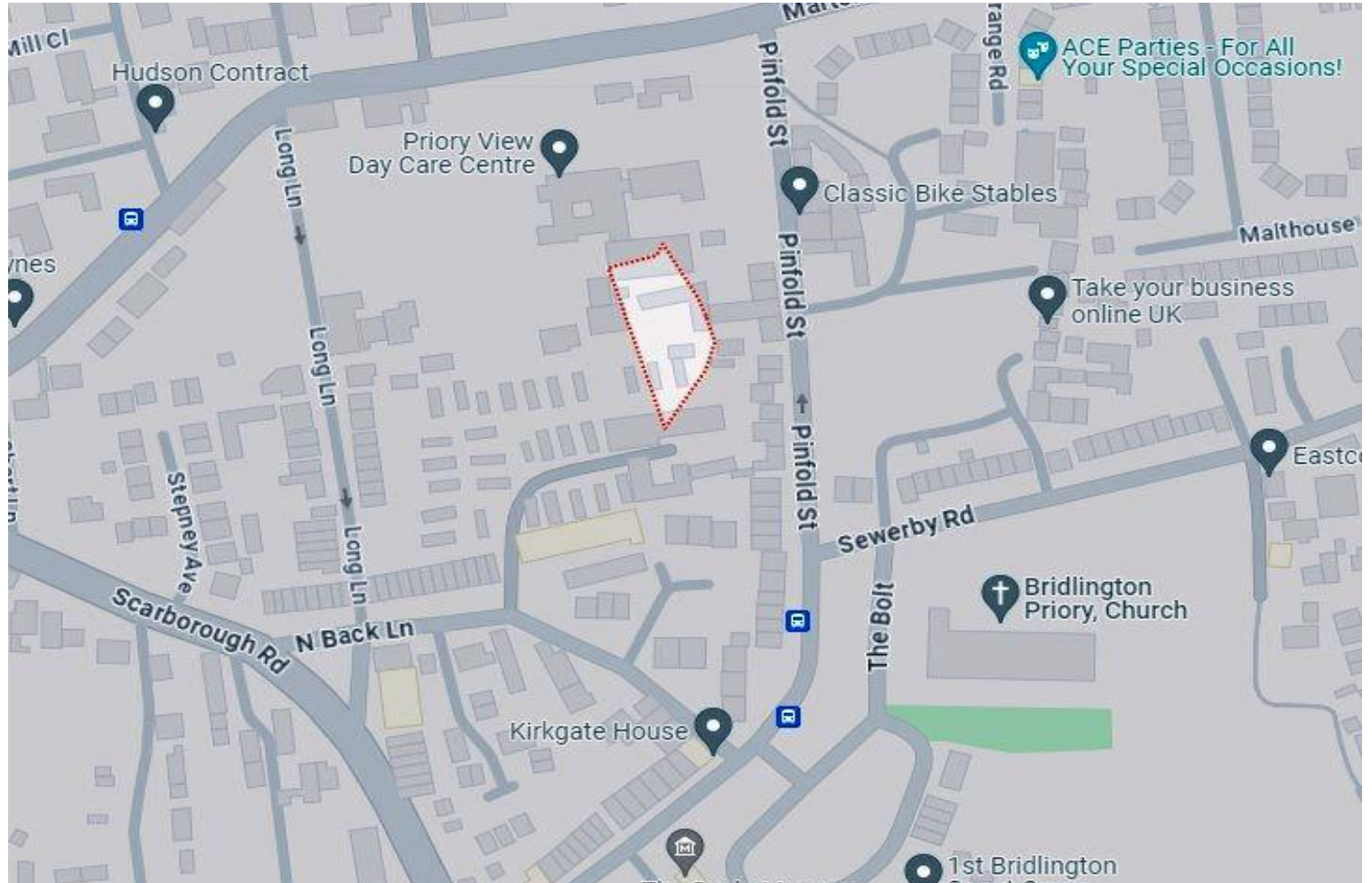
Garage



Front Side Elevation

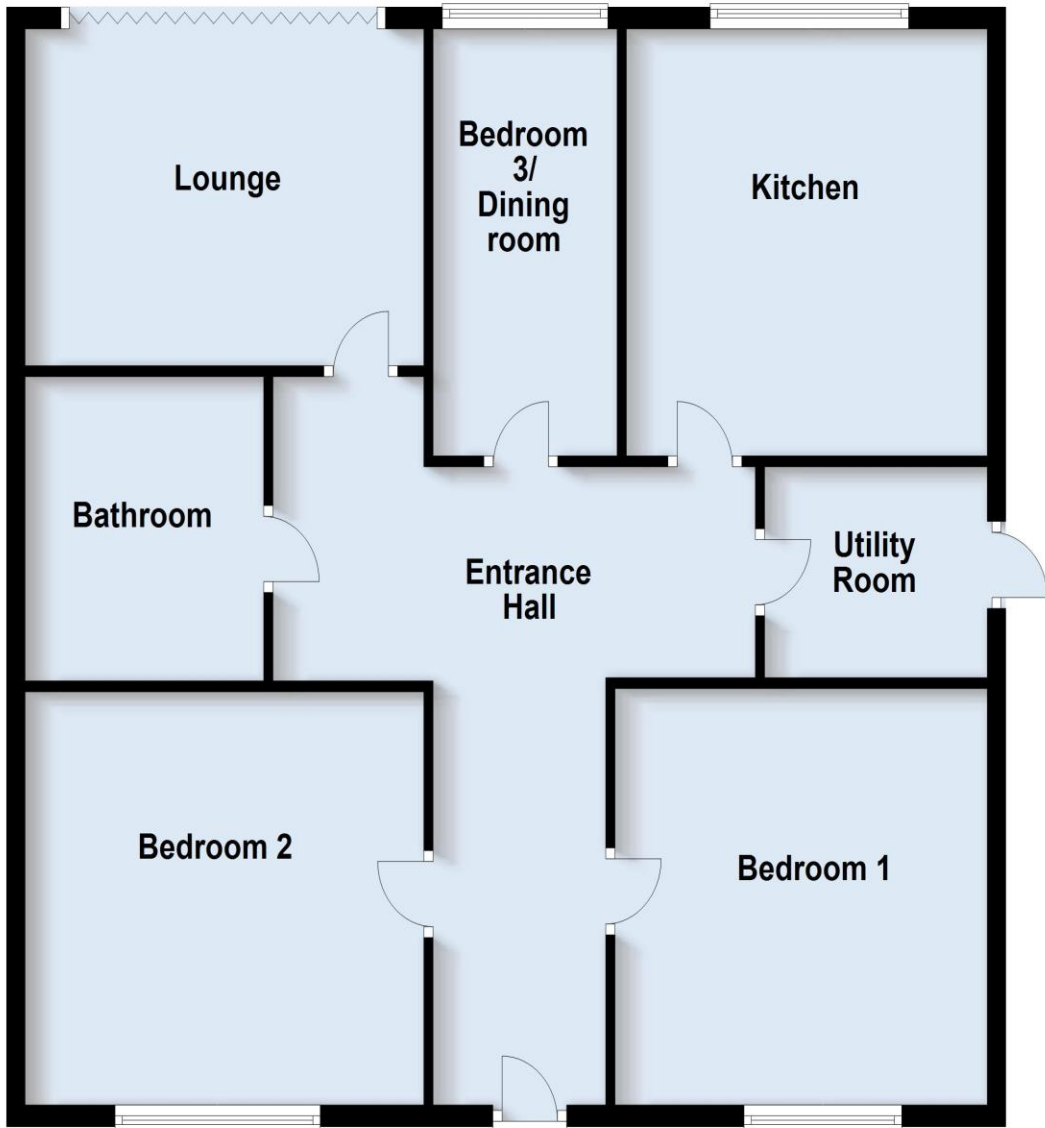


Charlton Close



The stated EPC floor area, (which may exclude conservatories),
is approximately T.B.C

Ground Floor



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