



7 Trentham Close
Bridlington

YO16 6EB

ASKING PRICE OF

£185,000

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



3



1



1



Garage, Off
Road Parking



Gas Central Heating

7 Trentham Close, Bridlington, YO16 6EB

The property is located on Trentham Close, which is a cul-de-sac location in the heart of the Danescroft residential area, lying off Bempton Lane to the north side of Bridlington.

There is a local convenience store within walking distance, as are local buses which link to the main town and surrounding localities. Bridlington town centre is about a mile and a half away and is supported by a good cross section of national and local shopping names including Boots and Argos.

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.

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.



Entrance hall



Kitchen



Bedroom 1



Bedroom 2

Accommodation

ACCOMMODATION

The property briefly comprises, Entrance Hall, Kitchen, Lounge/ diner, inner hallway, three bedrooms and house bathroom. Garage, parking for several vehicles and private rear garden.

ENTRANCE HALL

6' 2" x 4' 7" (1.9m x 1.4m)

With radiator, timber glazed door into and coving.

KITCHEN

10' 9" x 8' 10" (3.3m x 2.7m)

With wall, base and drawer units, built-in electric oven and hob, extractor, wall mounted gas central heating boiler, worktop over, stainless steel sink and mixer tap, tiled splashback, window to front elevation, space for fridge freezer and tumble dryer, coving and storage cupboard

LOUNGE/DINER

21' 11" x 10' 9" (6.7m x 3.3m)

With bay window to front elevation, gas fire in-situ, coving and two radiators.

INNER HALLWAY

With doors to:

BEDROOM 1

14' 5" x 10' 5" (4.4m x 3.2m)

With window to rear elevation, radiator, space and plumbing for washing machine, range of fitted wardrobes and coving.

BEDROOM 2

11' 5" x 9' 6" (3.5m x 2.9m)

With a range of wardrobes, window to rear elevation and radiator



Lounge



Bathroom



Bedroom 3



Garden

BEDROOM 3

10' 2" x 6' 10" (3.1m x 2.1m)

With window to side elevation, coving and laminate flooring

BATHROOM

6' 0" x 6' 0" (1.85m x 1.85m)

With panelled bath, pedestal wash hand basin, WC, tiled splashback and window to side elevation

OUTSIDE

To front of the property there is a gravelled forecourt, side driveway and parking for several vehicles.

Gated access to the rear garden which is mainly laid to lawn, with large patio area, secure boundaries, outside tap and outside lighting.

GARAGE

17' 8" x 9' 6" (5.4m x 2.9m)

With up and over door, side window, side door, power and light connected.

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

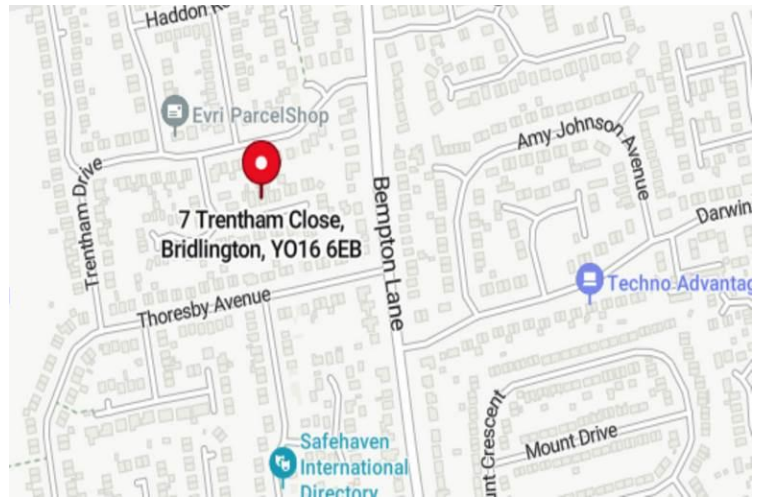
We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED D



Front Elevation



map of area



Priory Church



Bridlington Beach

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. 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.

WHAT'S YOURS WORTH?

As local specialists with over 100 years' experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

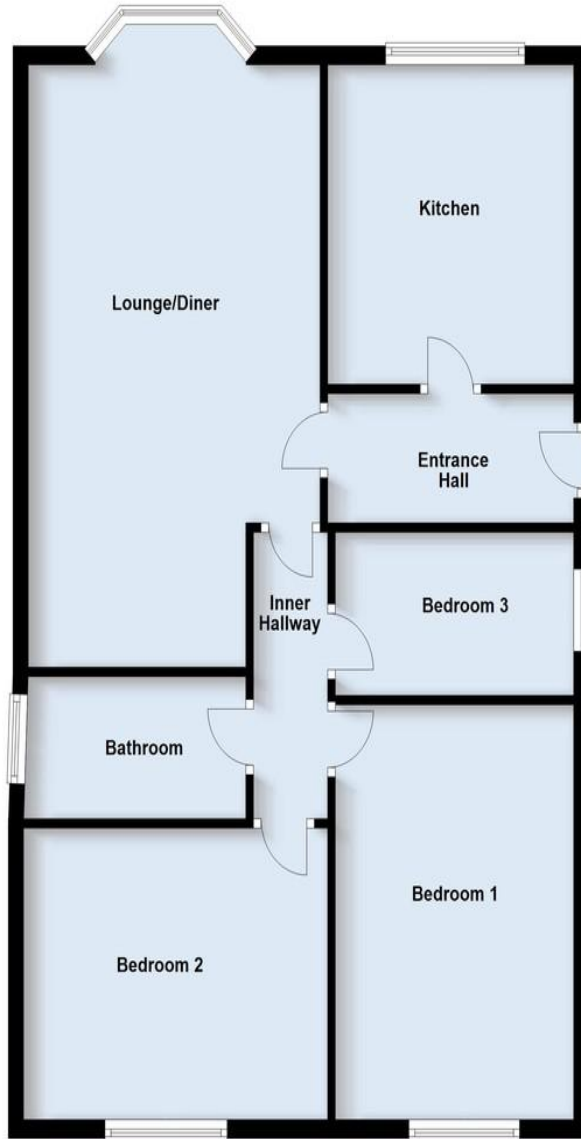
VIEWING

Strictly by appointment with Ulllyotts.

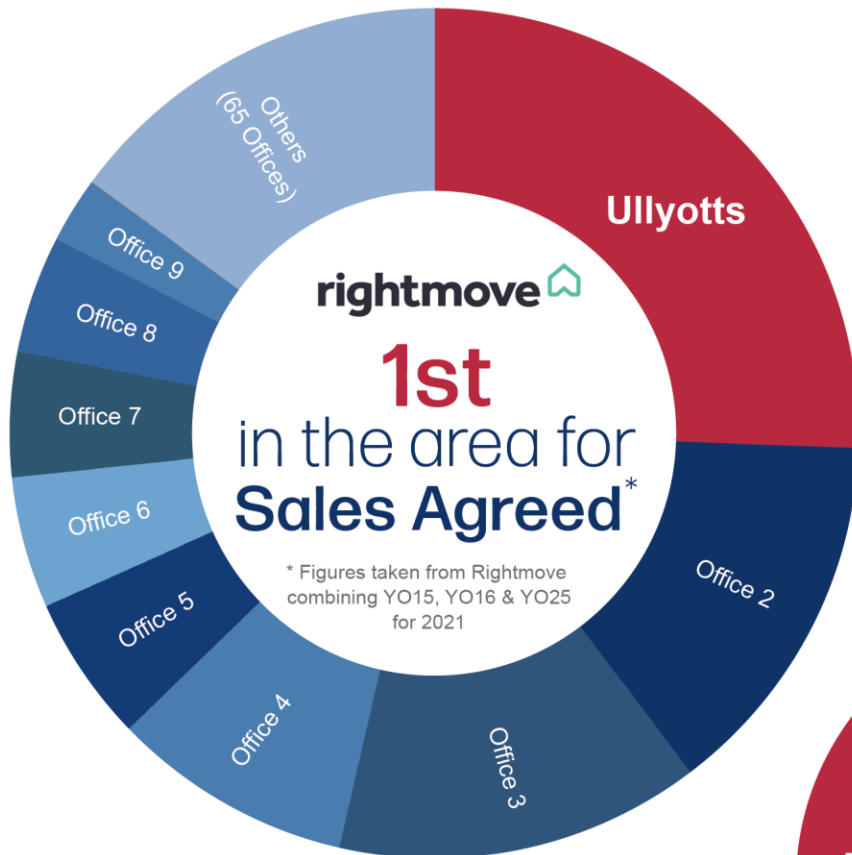
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 70 sq m

Ground 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