



196 Queensgate  
Bridlington  
YO16 6RW

ASKING PRICE OF

**£269,500**

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01262 401401





Garden



2



2



1



Garage, Off  
Road Parking



Gas Central Heating

## 196 Queensgate, Bridlington, YO16 6RW

A charming two bedroom detached bungalow nestled in a serene neighbourhood. As you approach, a neatly manicured garden greets you providing a delightful first impression. The property also benefits from a large hall, two reception rooms, kitchen and conservatory and an immaculate private garden.

The property is located on the north side of Bridlington on the Queensgate extension, set in a very desirable and quiet location, with an easy walk to the north beach or the town centre and is on a bus route into the town.

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 a real old-world charm.

The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.





Entrance Hall



Lounge



Dining room



Conservatory

## Accommodation

### ENTRANCE

The entrance to the property is via an arched uPVC door into a small porch with tiled flooring and uPVC glazed door to:

### ENTRANCE HALL

9' 11" x 11' 1" (3.04m x 3.38m)

A large and open hall space which benefits from engineered oak panelled flooring, large built in storage cupboards which house the utility meters and are perfect for storing a Hoover and ironing board, loft hatch, radiator and doors to all rooms.

### LOUNGE

16' 7" x 12' 0" (5.06m x 3.67m)

With large bay window to the front elevation which allows an abundance of natural light, electric fire with feature marble hearth and surround, coving and curved radiator into the bay.

### DINING ROOM

14' 6" x 9' 4" (4.42m x 2.86m)

With engineered oak panel flooring, the centre piece of the room is a large log burning stove with tiled hearth, coving, radiator and sliding uPVC doors onto:

### CONSERVATORY

7' 5" x 10' 11" (2.28m x 3.33m)

Made of part brick and uPVC construction, vinyl flooring and French doors onto the garden.

### KITCHEN

14' 5" x 9' 4" (4.41m x 2.86m)

With a range of white gloss wall and base units with work top over, stainless steel sink and drainer with mixer tap over that sits behind a window to the side elevation, there is also a window to the rear elevation and a uPVC door onto the garden. With tiled effect vinyl flooring, brick effect tiled splash back, built in oven, Culina gas hob, extractor fan over, space for fridge freezer, washing machine, breakfast bar, housing gas central heating boiler.



Kitchen



Kitchen



Bedroom 1



Bedroom 2

### BEDROOM 1

13' 11" x 12' 0" (4.26m x 3.67m)

With bay window to the front and window to the side elevation, coving and radiator.

### BEDROOM 2

9' 10" x 12' 0" (3.02m x 3.68m)

With window to rear elevation, coving and radiator.

### BATHROOM

6' 3" x 10' 11" (1.92m x 3.33m)

With P shaped panelled bath, thermostatic shower over, wash hand basin, tiled walls, heated towel ladder, window to side elevation, inset spot lighting, tiled effect vinyl flooring and extractor fan.

### WC

2' 8" x 4' 8" (0.83m x 1.44m)

With WC, tiled walls, tile effect vinyl flooring, window to side elevation, inset spotlighting and extractor fan.

### OUTSIDE

To the front the property is double fronted and set behind a shallow wall with gated access and pathway to front door access, either side of the pathway is a low maintenance gravelled with a selection of shrubs.

To the side is hardstanding off road parking and access to the garage.

To the rear is a secure private garden with a fenced boundary and shrub borders. With hard standing for a shed and log storage and personnel door to the garage. A patio area which would be perfect for a dining or seating area for during the summer months, the middle section is laid to lawn with a range of colour shrubs and plants and to the top of the garden is an additional patio area for seating in the evening sun in the summer months.





Bathroom



WC



Garden



Garage

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### GARAGE

With power and light connected and electric up and over door.

### CENTRAL HEATING

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

### 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

### 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.

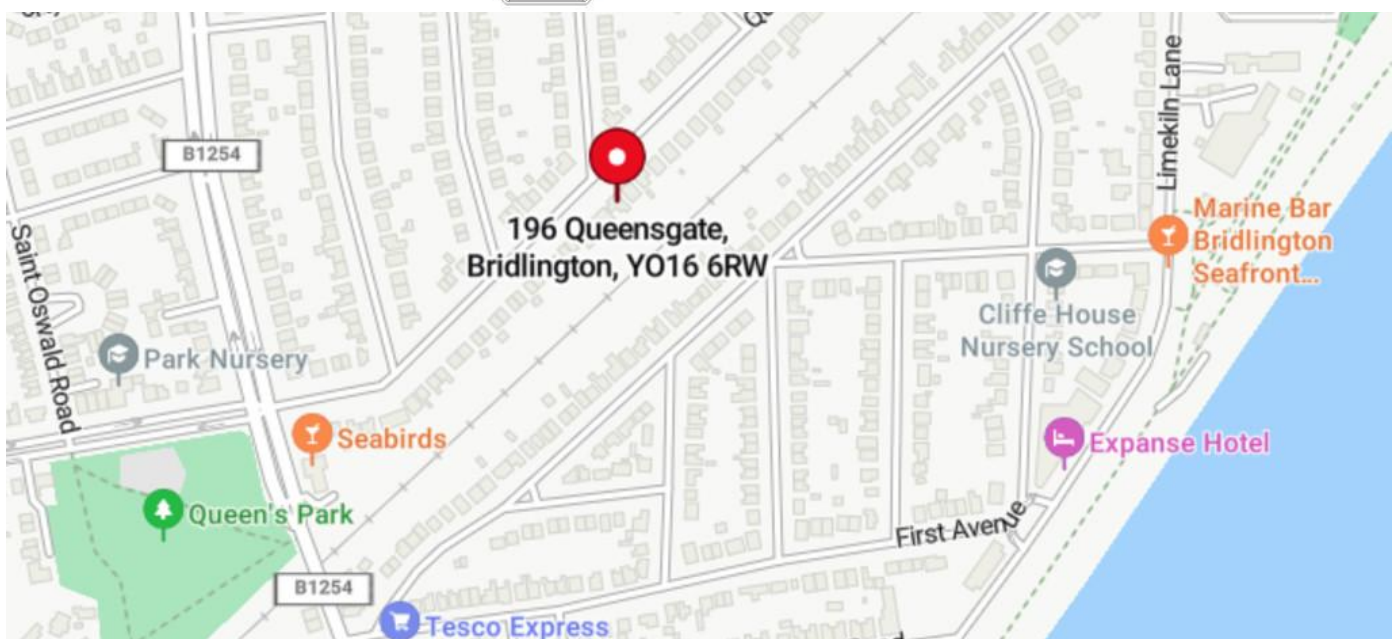
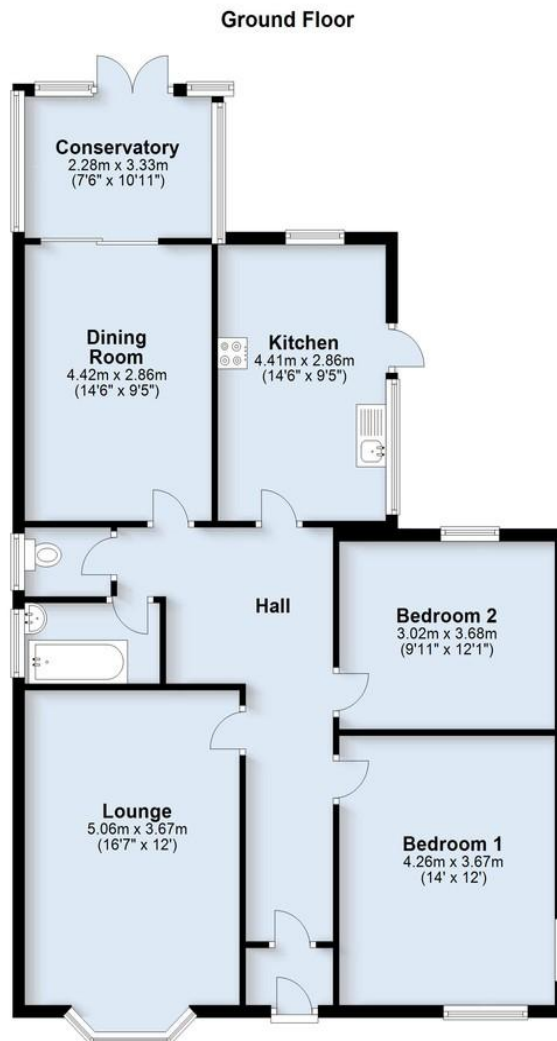
Floor plans are for illustrative purposes only.

### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 96 sq m





# Testimonials

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

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*

# ■ Ulllyotts ■

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