



29c Trafalgar Crescent
Bridlington

YO15 3NR

ASKING PRICE OF

£175,000

1 Bedroom End Terraced House

■ **Ulllyotts** ■
EST 1891

01262 401401



Near By Views



Garage, Off
Road Parking



Gas Central Heating

29c Trafalgar Crescent, Bridlington, YO15 3NR

This is a rare opportunity to purchase this super one bedroomed house, set in such a fabulous location.

The property has space and scope to reconfigure into a two/ three bedroomed property subject to consents.

The accommodation briefly comprises: - Entrance in Hallway, ground floor bedroom and shower room, garage, stairs to first floor, large open plan kitchen/ lounge with doors to sun room and further bathroom. Outside there is a parking space and right of way to rear entrance.

Sea views, sea views, sea views! The property is set in a superb location offering beautiful sea views across the south side seafront and beach, views over

the bowling green and is within immediate striking distance of Bridlington Golf Club. The schools that serve the area are Hilderthorpe Primary and Bridlington Comprehensive and the main town centre lies approximately one mile away to the north east.

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.



Bedroom



Downstairs Shower Room



Kitchen



Kitchen

Accommodation

ENTRANCE

Access into garage or side access into hall/ lobby area. With doors to.

HALLWAY

10' 2" x 4' 5" (3.1m x 1.35m)

With tiled flooring, space for washing machine and wall mounted gas central heating boiler, window to side, radiator and stairs leading off.

GROUND FLOOR BEDROOM

13' 4" x 9' 10" (4.06m x 3m)

With bay window to side elevation and radiator.

HALL/ LOBBY

5' 2" x 4' 10" (1.57m x 1.47m)

With tiled flooring and side Upvc door to communal yard.

SHOWER ROOM

10' 6" x 4' 2" (3.2m x 1.27m)

With modern white suite, comprising double shower cubicle, thermostatic shower over, low level wc, vanity wash hand basin, heated towel ladder, fully tiled, vinyl flooring and window to side elevation.

LANDING

With door to open plan kitchen/ lounge area.

KITCHEN AREA

12' 6" x 10' 1" (3.81m x 3.07m)

With range of wall and base units, built-in fridge, electric oven, hob and extractor, asterite 1 1/2 bowl sink and mixer tap, splash back and timber panelling.

LOUNGE AREA

18' 1" x 16' 1" (5.51m x 4.9m)

With feature fireplace, tiled inset and timber mantle, TV point, radiator and door to bathroom and sun room.



Lounge



Lounge



Sun Room



Sun Room

BATHROOM

10' 2" x 4' 4" (3.1m x 1.32m)

With panelled bath, thermostatic shower over, glass shower screen, low level wc, pedestal wash hand basin, tiled walls, two windows to side elevation and radiator.

SUN ROOM

18' 10" x 6' 11" (5.74m x 2.11m)

With radiator, Upvc window to front and side elevation and TV point.

OUTSIDE

With parking space in front of the garage. Access to the communal yard via 29b.

GARAGE

18' 3" x 9' 9" (5.56m x 2.97m)

With timber trifold doors into, radiator and power and light connected.

TENURE

Freehold.

SERVICES

All mains services connected.

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.

Floor plans are for illustrative purposes only.



Bathroom



Garage - Internal



Front Elevation - Right Hand Side Garage Does Not belong to this property



View

COUNCIL TAX BAND

Band C.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 85 square metres.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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.

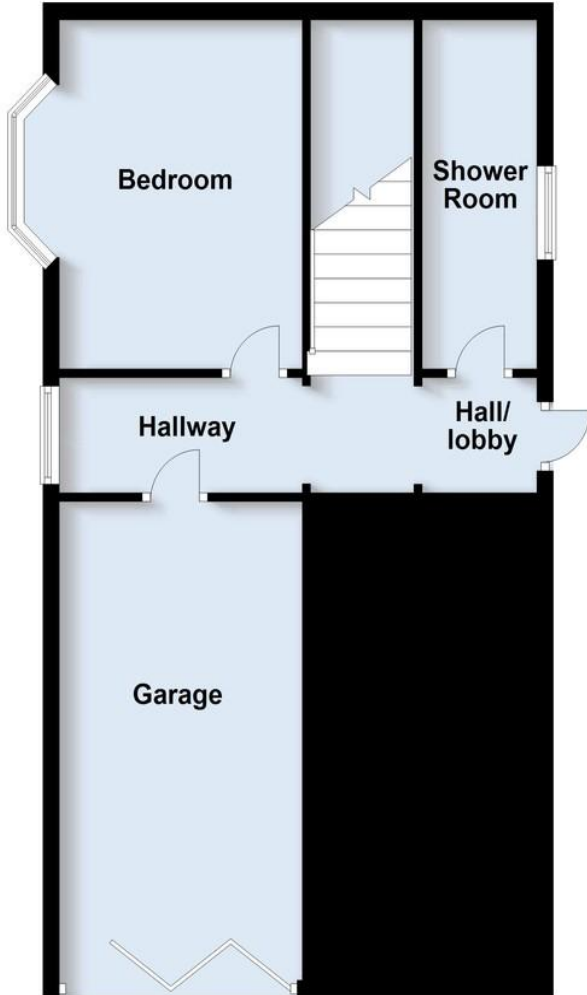
VIEWING

Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

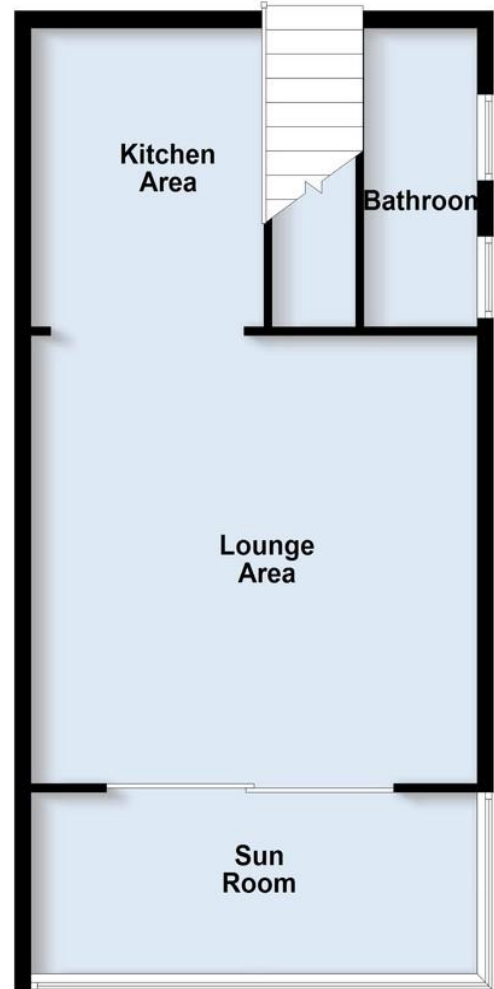
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 85 sq m

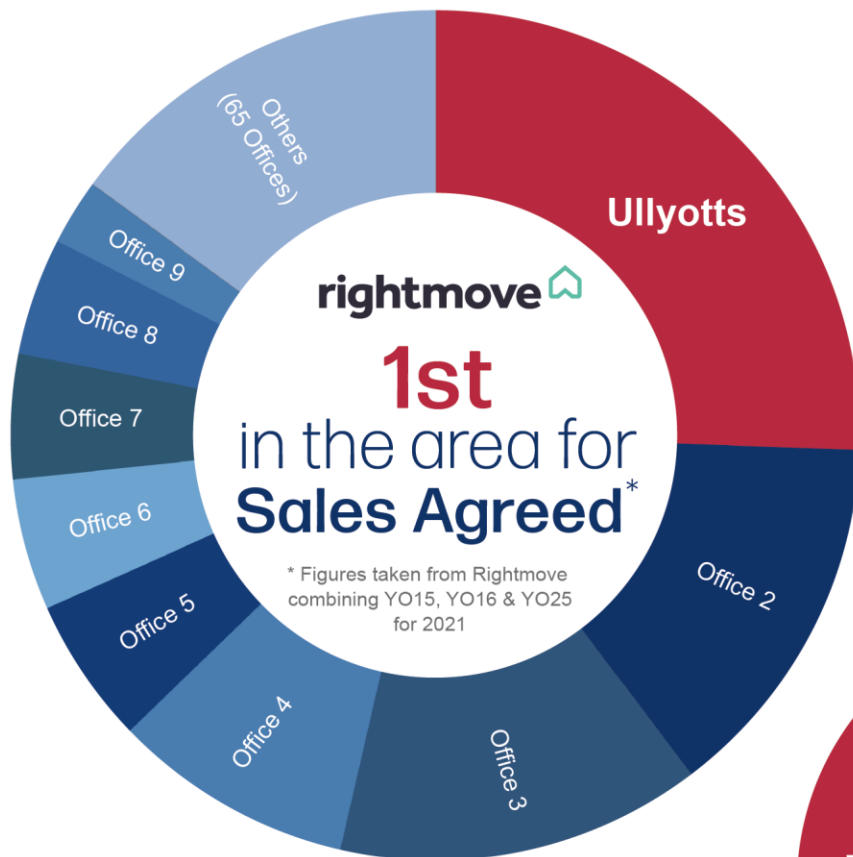
Ground Floor



First 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