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EST 1891



1 Easton Meadows
Boynton

YO16 4XF

ASKING PRICE OF

£165,000

2 Bedroom Semi-Detached House

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01262 401401



views



Off Road
Parking



Gas Central Heating

1 Easton Meadows, Boynton, YO16 4XF

Sit in a fabulous location just outside of Bridlington, this beautifully presented property offers beautiful open views, spacious living accommodation with a beautifully manicured garden for someone looking for a holiday home.

The property briefly comprises, lounge, dining room, kitchen, downstairs WC, two good sized bedroom, one en-suite and main family bathroom. The property benefits from a front garden and allocated parking space and can be used on a 12-month basis but the purchase must have a primary address as this property can only be used as a holiday home.

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.

The property is situated on Easton Road and sits between Bridlington and Boynton Village. The town centre is easily accessible but the position of the property is rural and offer fantastic open views of the wolds.



Entrance Hall



Lounge



Dining room



Kitchen

Accommodation

ENTRANCE HALL

The entrance is via a uPVC door into the main entrance hall which benefits from wood effect laminate flooring, radiator, understairs cupboards, doors to all downstairs rooms and staircase up to the first floor landing.

LOUNGE

18' 0" x 13' 8" (5.495m x 4.167m)

With windows to front and rear elevations offering open views to the front of the property, two radiators and wall mounted electric fire.

DINING ROOM

13' 2" x 8' 4" (4.032m x 2.563m)

With window to the front elevation, again offering open views, wood effect laminate flooring and radiator.

KITCHEN

13' 2" x 8' 4" (4.032m x 2.563m)

A beautifully presented kitchen with 'shaker' style cream wall and base units with wooden worktops over, a ceramic sink with sloping drainer and mixer tap over sits beneath a window to the rear elevation and uPVC door to the rear entrance. Partially tiled walls, wood effect laminate flooring, built in Neff oven and gas hob with extractor fan over, space for fridge freezer, washing machine and wine cooler. Inset spot light and undercount lighting. Housed gas central heating boiler.

WC

7' 2" x 3' 11" (2.188m x 1.202m)

With a window to the rear elevation, tiled walls and flooring, WC, wash hand basin and extractor fan.

FIRST FLOOR LANDING

With window to rear elevation, loft hatch and doors to upstairs rooms.



WC



Window views



Hall



Bedroom 1

BEDROOM 1

18' 0" x 13' 8" (5.506m x 4.173m)

With window to front and rear elevations with open views to the front elevation, two radiators, loft hatch and door to:

ENSUITE

8' 9" x 4' 7" (2.672m x 1.408m)

With window to the front elevation, tiled walls and floor, wash hand basin, WC, heated towel ladder, double shower with curved glass screen, built in thermostatic shower and inset spot lights.

BEDROOM 2

17' 9" x 11' 9" (5.416m x 3.595m)

With window to front and rear elevation with open views to the front and two radiators.

BATHROOM

8' 8" x 5' 4" (2.643m x 1.646m)

With tiled walls and flooring, vanity wash hand

basin, WC, P shaped bath with thermostatic shower over and glass screen and inset spotlights.

OUTSIDE

To the front, the property sits behind a stone wall with gated access. With a colourful boarder with shrubs and plants, lawned area and patio area for seating. To the rear is one allocated parking space.

SERVICES

All mains services are available at the property. Drainage is to a septic tank.

TENURE

The property is freehold. The maintenance payments for 2025 have been reduced to £1370. This is to be paid in two payments of £685.

Council Tax Class L Exemption. The exemption may apply as conditions 4 and 5 of the notice of decision dated 10 July 2006 granting planning permission



shower room



Bedroom 2



Bathroom



Front Elevation

(reference 06/00379) provides that the property shall only be occupied for holiday purposes and not as a person's sole, or main place of residence.

The Class L exemption applies to "Seasonal homes where year-round, permanent occupation is prohibited, specified for use as holiday accommodation or planning condition preventing occupancy for more than 28 days continuously"

Buyers should make and rely on their own enquiries.

DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.

CENTRAL HEATING

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

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE- RATED C

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.

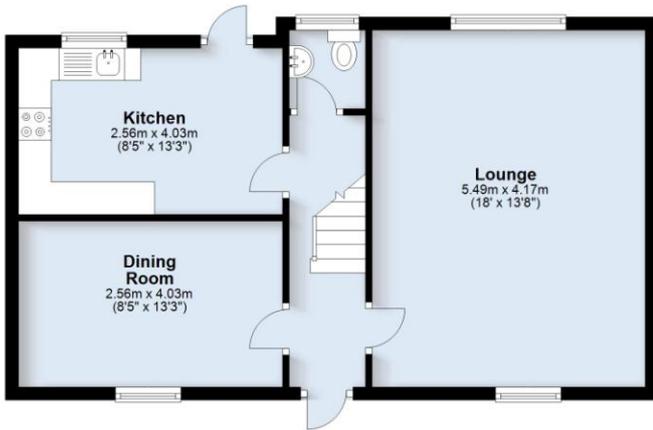
VIEWING

Strictly by appointment with Ulllyotts.

The stated EPC floor area, (which may exclude conservatories),
is approximately 118m²

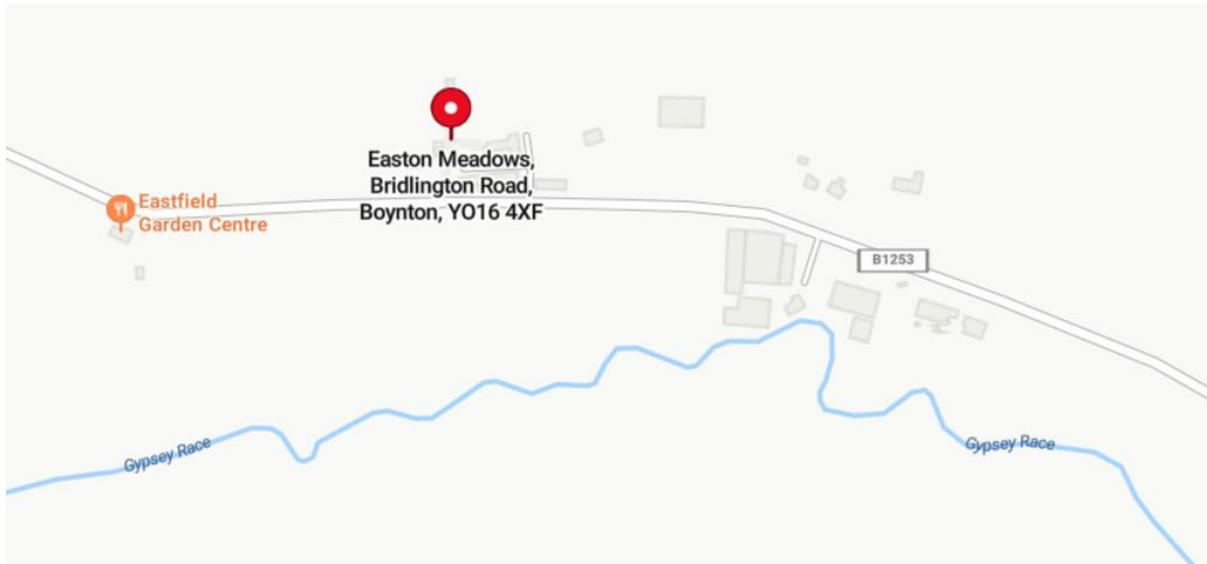
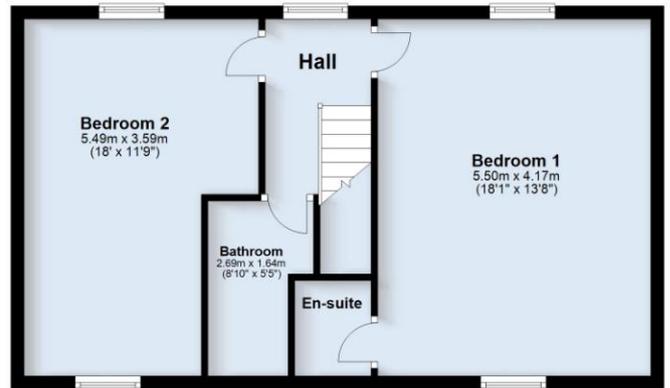
Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



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!

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