



1 Carroway Close
Bridlington

YO16 6YW

ASKING PRICE OF

£320,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Kitchen



Garage, Off
Road Parking



Gas Central Heating

1 Carroway Close, Bridlington, YO16 6YW

A charming bungalow nestled on a corner plot in a popular residential area. As you approach, you're greeted by a well-manicured lawn that wraps around the entire property, the property itself has large windows which allows plenty of natural light to pour in and benefits from a lounge, kitchen / diner, conservatory, two good sized bedrooms and a conservatory.

This beautifully presented detached bungalow sits proudly on the corner of Annerley Drive and Carroway Close in the popular location of The Crayke, just off Martongate towards the Northside of Bridlington.

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 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.

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.



Entrance Hall



Lounge



Kitchen / dining area



Kitchen

Accommodation

ENTRANCE HALL

The entrance is via a uPVC door into the 'L' shaped entrance hall with radiator, coving, loft hatch, doors to two storage cupboards, one which houses the gas central heating boiler, oak flooring which also flows through to the dining kitchen and doors to all rooms.

LOUNGE

21' 0" x 13' 5" (6.411m x 4.103m)

With bay window to side elevation and window to front elevation allowing natural light to flood the living space, coving, gas fire with feature stone surround and radiator. Neutral tones are complemented by pops of colour in the furnishings.

DINING KITCHEN

20' 3" x 9' 4" (6.197m x 2.856m)

A well-presented kitchen space that also has space for a dining table. A range of cream 'Shaker' wall and base units with wood effect worktop over. Smeg mirrored gas hob and built-in extractor fan, Smeg

electric over and built-in eyelevel Hotpoint microwave, built in washing machine, dishwasher and fridge freezer. A 1/2 composite sink and drainer with mixer tap over, sits below a window to the side elevation. Inset spotlighting and window and uPVC door to:

CONSERVATORY

13' 2" x 9' 8" (4.034m x 2.966m)

A light and airy additional living space made from part brick and part uPVC construction with tiled flooring and uPVC door to garden.

BEDROOM 1

13' 10" x 10' 8" (4.238m x 3.252m)

With window to the front elevation and radiator.

BEDROOM 2

12' 10" x 9' 1" (3.931m x 2.786m)

With a window to the side elevation overlooking the garden, built in wardrobe storage and radiator.



Conservatory



Bedroom 1



Bedroom 2



Bathroom

BATHROOM

10' 5" x 5' 11" (3.198m x 1.815m)

With window to the front elevation, steps up to the bath with mixer taps, wash hand basin, quadrant shower with sliding doors and thermostatic shower, heated towel ladder, inset spotlighting, black tiled flooring and white tiled walls with mosaic feature boarder and extractor fan.

OUTSIDE

The wrap-around gardens offer a sense of privacy and tranquillity, with various seating areas strategically placed to enjoy different views of the lush greenery. A pathway leads around the edge of the bungalow, lined with colourful flowers and lush foliage.

At the back of the bungalow, a spacious patio provides the perfect spot for outdoor entertaining or simply relaxing in the sunshine. A paved driveway offers parking and access to the garage.

GARAGE

With up and over door with 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 Upvc 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



Bathroom



Garden



Garage



Side Elevation

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

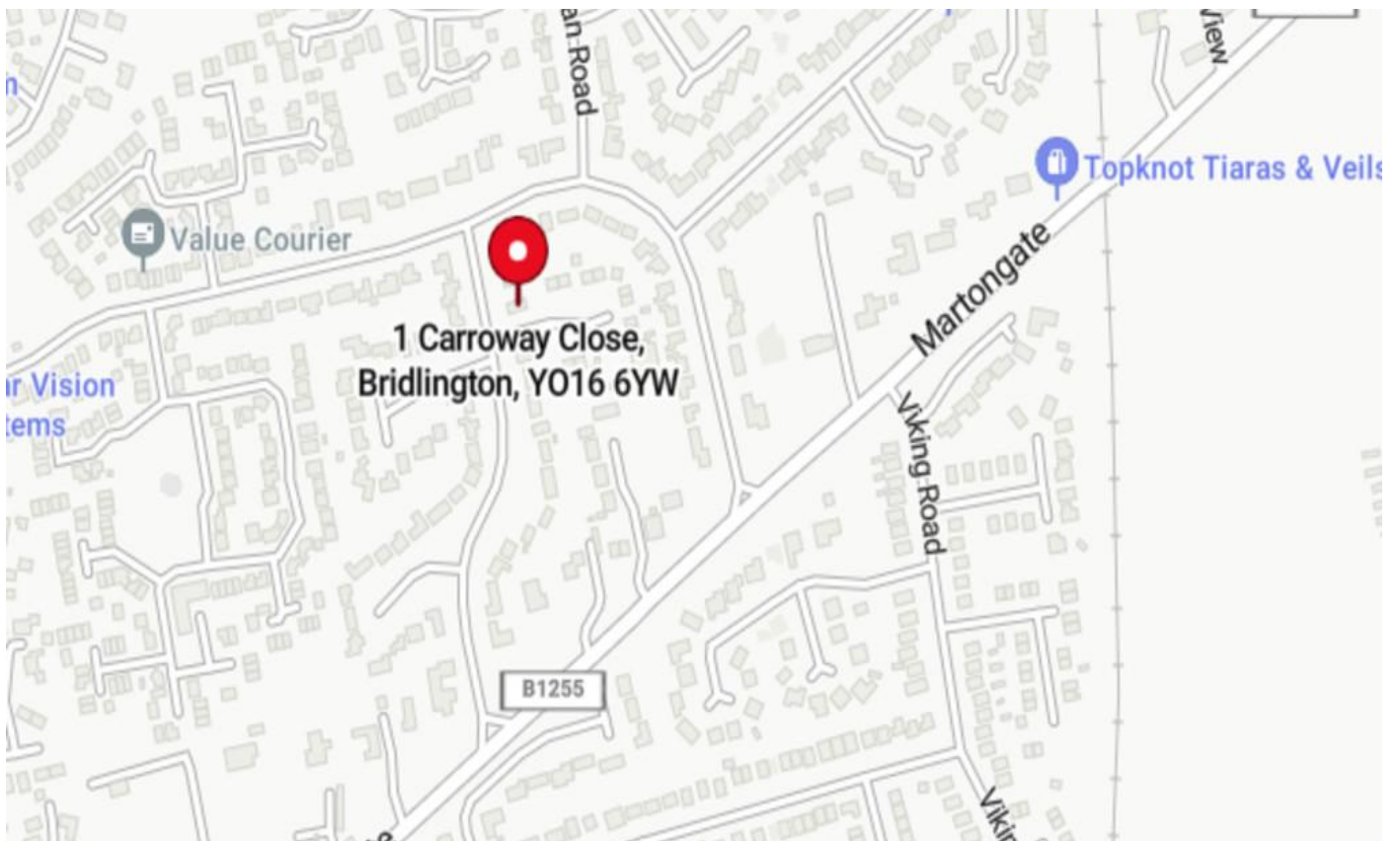
Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 79 sq m

Ground Floor






Approx. 78.4 sq. metres (843.9 sq. feet)



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