



1 St Chad Crescent
Bridlington

YO16 4EA

ASKING PRICE OF

£150,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Rear elevation



Off Road
Parking



Gas Central Heating

1 St Chad Crescent, Bridlington, YO16 4EA

A semi-detached bungalow offered with no onward chain in a quiet cul-de-sac location. The property benefits from two bedrooms, lounge, kitchen, shower room, conservatory and car port. A patio garden to the rear of the property is perfect for someone looking for something low maintenance.

St Chad Crescent lies off St Chad Road, on the edge of the well-regarded Saints area of Bridlington and a close walk to Queensgate Park. There are local shops on Queensgate that serve for daily needs and include a beauticians, cafe and nursery. Close by on Flamborough Road there are takeaways and a widely known national supermarket.

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.



Kitchen



Kitchen



Lounge



Conservatory

Accommodation

ENTRANCE HALL

Entrance is via a side uPVC door small porch area with door to main entrance hall with loft hatch, radiator and doors to:

LOUNGE

16' 11" x 11' 2" (5.165m x 3.420m)

With bay window to the front elevation, electric fire with marble hearth and feature surround, coving and radiator.

KITCHEN

9' 4" x 7' 3" (2.87m x 2.22m)

A recently refitted kitchen with a range of white gloss wall and base units with black sparkle work top over. Circular stainless steel sinks with drainer. Wall mounted gas central heating boiler, space for oven, extractor fan and radiator. Partially tiled walls, wood effect grey vinyl flooring, window to the rear elevation and door to:

CONSERVATORY

11' 3" x 6' 8" (3.446m x 2.038m)

Made from part brick and uPVC construction and offers an additional sunny seating area that can be used during both the summer and winter months. With base units and space and plumbing for a washing machine and uPVC door onto the patio.

BEDROOM 1

11' 11" x 9' 4" (3.649m x 2.845m)

With window to the rear elevation, coving and radiator.

BEDROOM 2

9' 0" x 7' 6" (2.746m x 2.295m)

With window to the front elevation, coving and radiator.



Bedroom 1



Bedroom 2



Bathroom

BATHROOM

6' 1" x 5' 4" (1.86m x 1.65m)

With window to the side elevation, vinyl flooring, partially tiled wall, wash hand basin, WC, quadrant shower with sliding doors and wet wall surround and thermostatic shower over. Coving, radiator and extractor fan.

OUTSIDE

As you drive into the cul-de-sac, the property is the first on the left and sits behind a shallow wall. A gravelled frontage is a blank canvas for those looking to put their own stamp on the front garden or could be used as additional parking. The driveway runs down the side of the property to the car port and offers parking for multiple vehicles.

To the rear of the property is a patio area that offers a low maintenance space.



Drive

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 - A

ENERGY PERFORMANCE CERTIFICATE - D

SERVICES

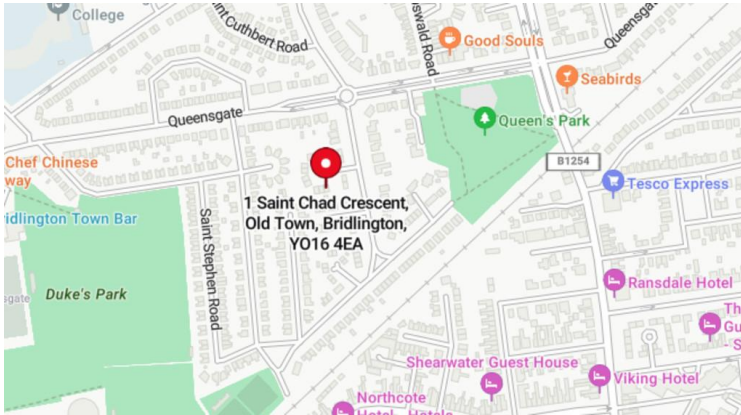
All mains services are available at the property.



Garden



car port



map of area



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

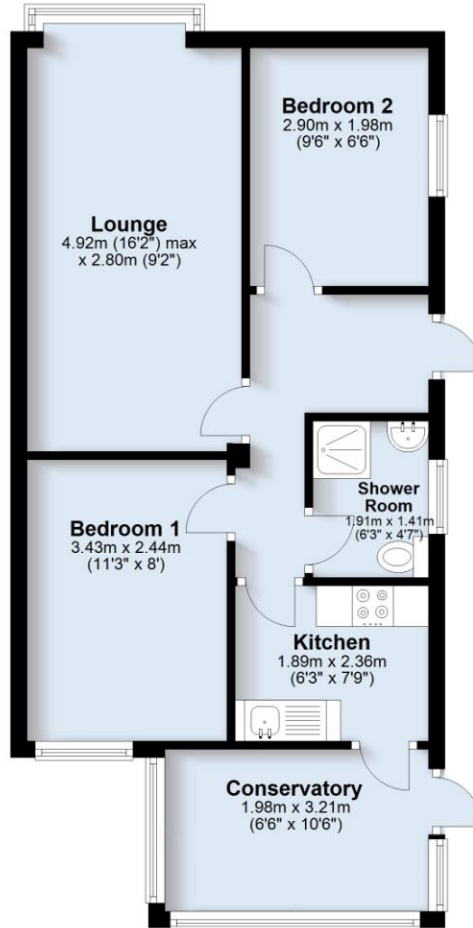
Strictly by appointment with Ulllyotts 01262401401

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 48 sq m

Ground Floor

Approx. 48.6 sq. metres (523.0 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. ”

■ 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