



10 Elma Avenue
Bridlington

YO16 4NX

ASKING PRICE OF

£145,000

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



On Road
Parking



Gas Central Heating

10 Elma Avenue, Bridlington, YO16 4NX

A beautifully presented two-bedroom semi-detached property which offers spacious living accommodation that is also offered with no onward chain would be a perfect property for a first-time buyer, investor or someone looking to downsize. The property benefits from a lounge with log burning stove, open plan to the dining room, kitchen, two bedrooms, a good sized bathroom and immaculate garden with storage sheds and log store.

The property is handily located on the South side of Bridlington which is close by to major supermarkets, the beach and other amenities.

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 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. Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas.



Lounge



Lounge



Feature Fireplace



Dining Room

Accommodation

ENTRANCE HALL

Entrance is via a glazed, wood effect uPVC door into entrance hall with window to the front elevation, understairs storage cupboard with coat hooks and shelving, radiator, stairs to first floor landing and door to:

LOUNGE

14' 5" x 12' 0" (4.395m x 3.660m)

With bay window to the front elevation, coving, arch insets, log burning stove with slate hearth and feature beam and opening to:

DINING ROOM

12' 8" x 11' 11" (3.883m x 3.639m)

With oak flooring, shelving, radiator, French uPVC doors onto the garden and door to:

KITCHEN

13' 9" x 6' 0" (4.197m x 1.838m)

With a range of wall and base units with wood effect work top over. Partially tiled walls, tiled flooring, inset spotlighting, coving, 1 1/2 stainless steel sink and drainer with mixer tap over. Built in Logik oven, four ring gas hob and built-in extractor fan. Space for tall fridge freezer and washing machine. Radiator, window to the rear elevation and uPVC door onto the garden.

BEDROOM 1

18' 4" x 11' 0" (5.606m x 3.361m)

A good sized bedroom with two windows to the front elevation, built in wardrobes with white gloss finish and mirrored door. Built in bed side units, hidden shelving and radiator.



Kitchen



Kitchen



Bedroom 1



Bedroom 2

BEDROOM 2

12' 11" x 10' 1" (3.943m x 3.077m)

Good sized second bedroom with window to the rear elevation, shelving overhead cupboard storage and radiator.

BATHROOM

A beautifully presented bathroom with window to side and rear elevation, tiled floor and walls, panelled bath, WC, vanity wash hand basin and shower with sliding door and thermostatic shower over. Light up wall mirror heated towel ladder, radiator and extractor fan.

OUTSIDE

To the front, the property sits behind a small wall with gated access to the front door. To the side of the property is a shared pathway to the rear garden for bin access.

To the rear, the garden is secured by a fenced boundary, hard standing area, Astro turf, decked

area with pergola, two garden sheds and log store.

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 sealed 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 - RATED C

SERVICES

All mains services are available at the property.



Bathroom



Bathroom



Garden



Log store

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.

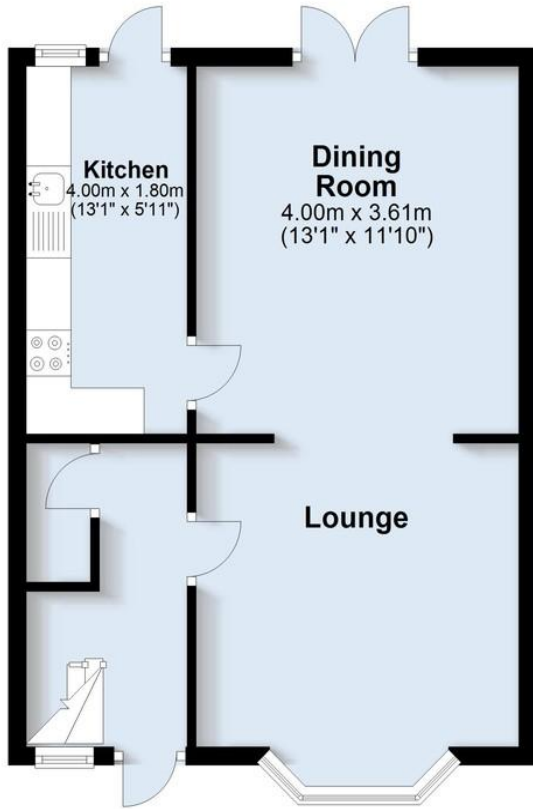
VIEWING

Strictly by appointment with Ulllyotts 01262401401

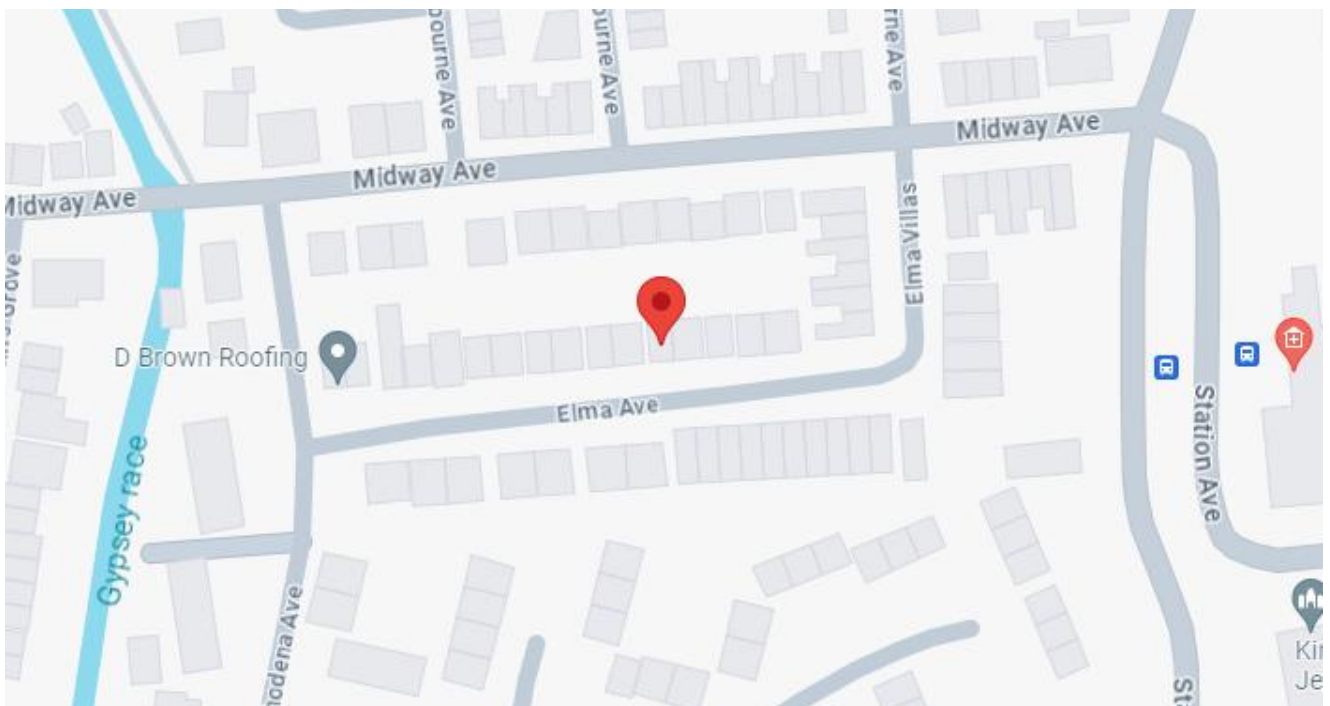
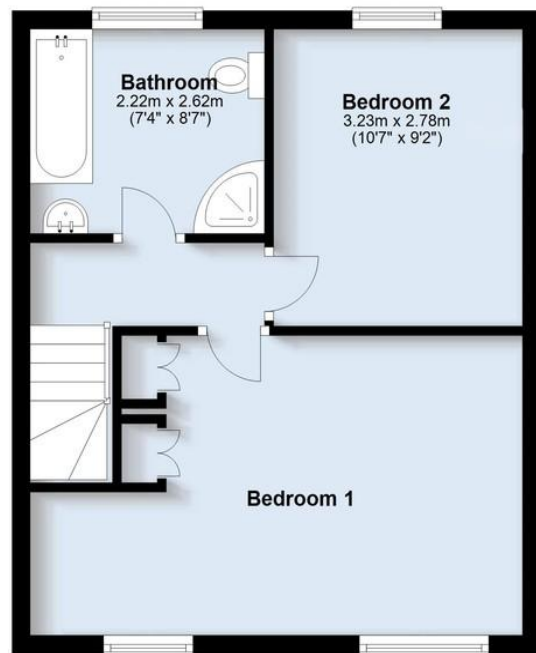
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 86 sq m

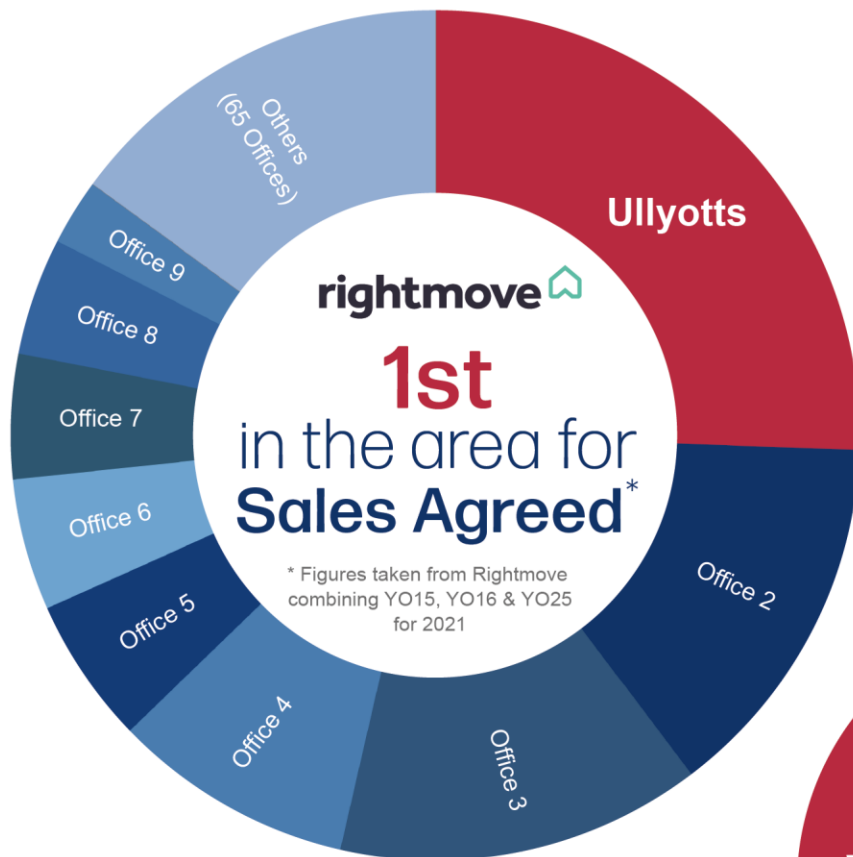
Ground Floor



First Floor



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