



15 Balmoral Close
Bridlington
YO16 7EG

£148,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



2



1



1



Off Road
Parking



Gas Central Heating

15 Balmoral Close, Bridlington, YO16 7EG

A two-bedroom semi-detached bungalow in a popular residential location set in a cul-de-sac just off Bempton Lane. Well-presented front and rear gardens and off-street parking.

The property briefly comprises, kitchen, lounge, two-bedroom, shower room, off street parking and well-presented front and rear gardens.

The property is located in a very popular cul-de-sac, located in the heart of the Danescroft residential estate, yet within easy walking distance of local buses and a convenience store. The town centre lies approx. 1.5 miles to the south and is supported by a good cross section of national and local shopping names.

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. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.

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.



Kitchen



Lounge



Lounge

Accommodation

ENTRANCE HALL

The entrance is via a glazed composite door into the hall, with radiator, door to storage cupboard housing the gas central heating boiler, opening to kitchen and door to lounge.

KITCHEN

7' 6" x 7' 5" (2.310m x 2.27m)

With tile effect vinyl flooring and tiled walls, a range of wall and base units with worktop over. Stainless steel sink with drainer and mixer tap over sits beneath a window to the side elevation. Built in white Bush electric oven and Whirlpool four ring gas hob with built in extractor fan over. Space for washing machine and fridge freezer.

LOUNGE

17' 5" x 9' 11" (5.324m x 3.039m)

With window to the front elevation, coving, wooden feature fire surround, radiator and door to:

REAR LOBBY

With storage cupboard and doors to:

BEDROOM 1

10' 0" x 9' 5" (3.058m x 2.874m)

With window to the rear elevation, coving and radiator.

BEDROOM 2

10' 0" x 8' 3" (3.066m x 2.515m)

With window to the rear elevation, coving, radiator and uPVC door onto the rear garden.

SHOWER ROOM

6' 3" x 5' 5" (1.930m x 1.665m)

With window to the side elevation, tiled walls, vinyl flooring, walk in shower with Mira wall mount electric shower, WC and wash hand basin. Access to part boarded loft.

OUTSIDE

To the front of the property is a lawned area with a crazy paving drive way and gated access to the parking area which sits to the side of the property and rear garden.



Bedroom



Bedroom 2



shower room



Garden

To the rear lies an enclosed private garden which is mainly laid to lawn with paved area, colourful shrubs and borders and garden shed for storage.

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 - B

ENERGY PERFORMANCE CERTIFICATE - RATED D

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.

VIEWING

Strictly by appointment with Ulllyotts 01262401401

Regulated by RICS



Garden



Garden



shed



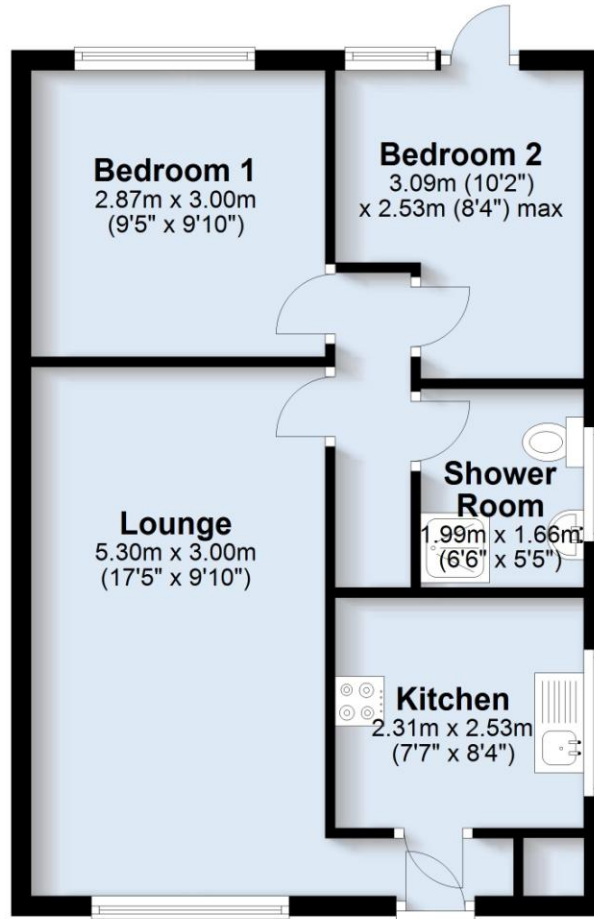
Front Door



The stated EPC floor area, (which may exclude conservatories),
is approximately 47 sq m

Ground Floor

Approx. 46.6 sq. metres (501.6 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. ”

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