



17 Pasture Rise
Bridlington
YO16 4QT

ASKING PRICE OF

£155,950

3 Bedroom Semi Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



3



2



1



Off Road
Parking



Gas Central Heating

17 Pasture Rise, Bridlington, YO16 4QT

Offered with no onward chain, this property presents an excellent opportunity for buyers looking for a semi-detached property in the head of a cul-de-sac. The property benefits from a lounge, open plan dining area, kitchen, three bedrooms, family bathroom and off-road parking and garden.

The property is set in a mature residential cul-de-sac locality off the west side of Bridlington within immediate walking distance of Burlington Pre, Infant and Junior school. The old town high street is also close by for shops and local buses.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has

attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires.

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



Lounge



Lounge



Dining room



Kitchen

Accommodation

ENTRANCE HALL

Entrance is via a uPVC door into the entrance hall, with radiator, stairs to first floor landing and door to:

LOUNGE

16' 1" x 11' 8" (4.918m x 3.570m)

With a large window to the front elevation creating a light and airy space, feature fire place, radiator and arch to:

DINING ROOM

9' 11" x 7' 1" (3.029m x 2.180m)

With window to the rear elevation, wood effect vinyl, radiator and door to:

KITCHEN

9' 11" x 7' 5" (3.025m x 2.284m)

With a range of cream gloss wall and base units and contrasting work top over, space for oven, under counter fridge or washing machine. Window to rear elevation overlooking the garden and 1 1/2 bowl

stainless steel sink with drainer and mixer tap sit beneath. Tiled splash back, good effect vinyl flooring, wall mount ideal gas central heating boiler. Radiator, storage cupboard and glazed uPVC door to the side elevation offering access to the garden.

BEDROOM 1

15' 5" x 8' 4" (4.716m x 2.544m)

With window to the front elevation and radiator.

BEDROOM 2

10' 8" x 8' 3" (3.271m x 2.522m)

With window to the rear elevation and radiator.

BEDROOM 3

7' 10" x 6' 6" (2.412m x 1.998m)

With window to the front elevation and radiator.



Kitchen



Landing



Bedroom 1



Bedroom 2

BATHROOM

6' 6" x 5' 9" (1.991m x 1.763m)

With a window to the rear elevation, panelled bath with electric shower over, partially tiled walls, wash hand basin, WC and radiator.

OUTSIDE

To the front, the property sits back from the road behind a fenced boundary with personnel gated access and gated access for a vehicle for off road parking.

To the rear there is a paved and lawned area and a fenced boundary.

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 C

SERVICES

All mains services are available at the property.



Bedroom 3



Bathroom



Garden



Side Elevation

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.

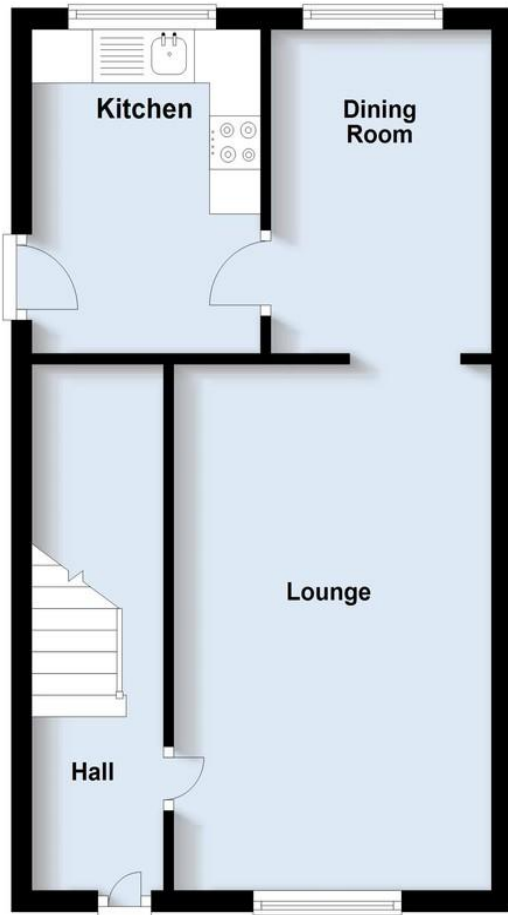
VIEWING

Strictly by appointment with Ulllyotts 01262 401401

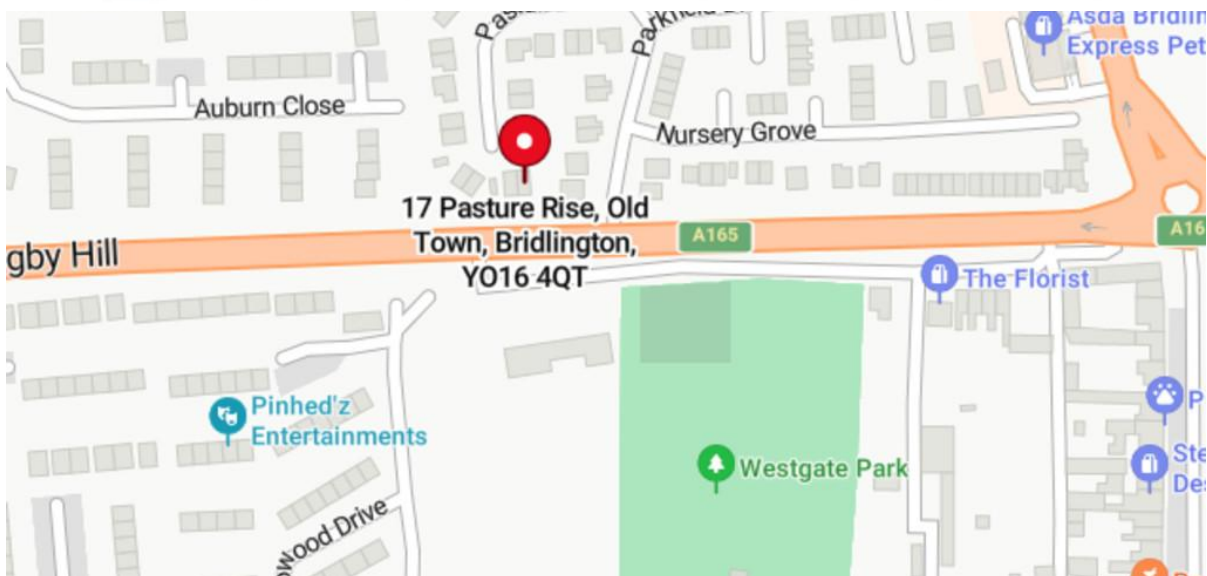
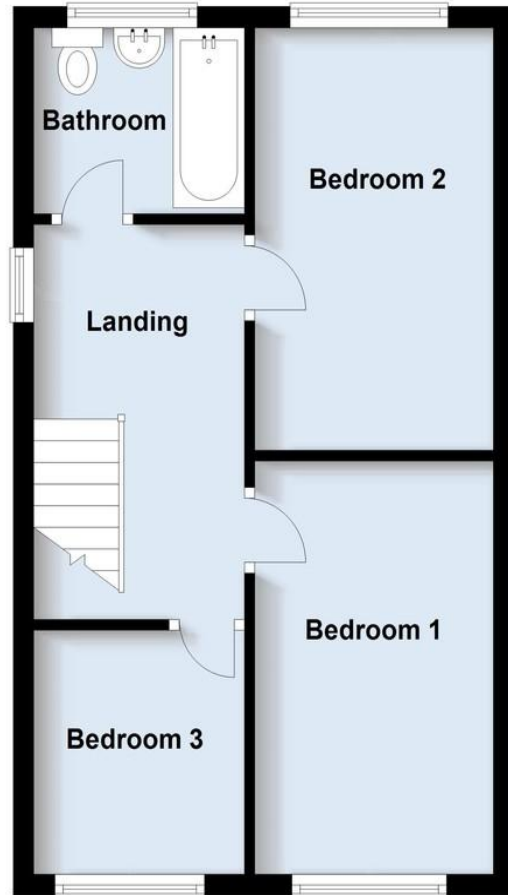
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 74 sq m

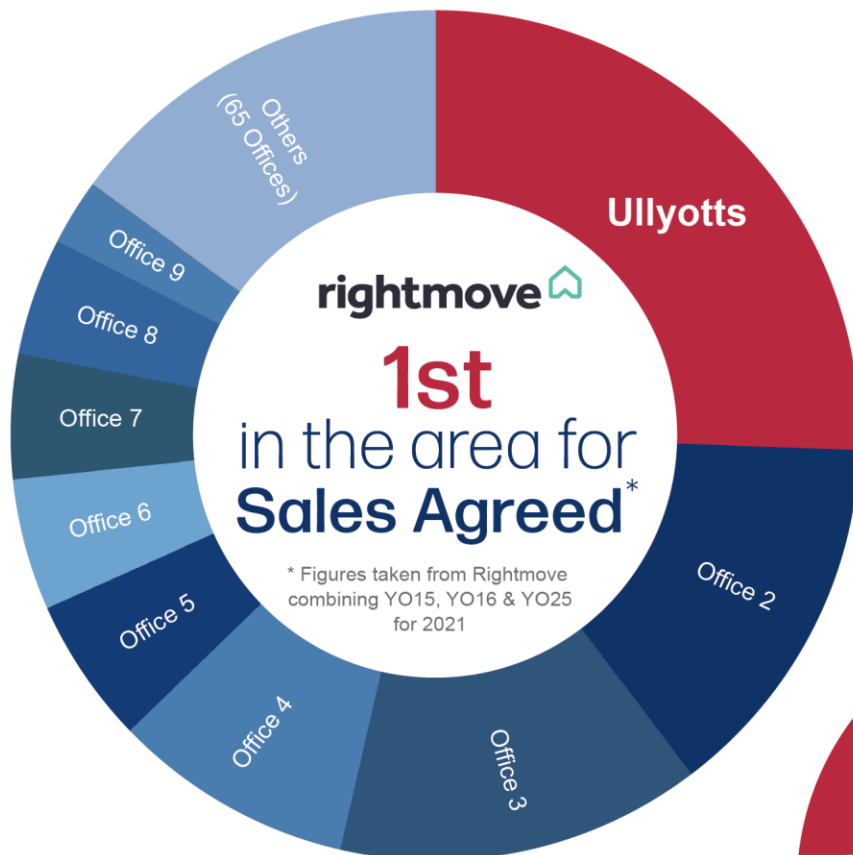
Ground Floor








First Floor



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.

■ Ulyotts ■

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