



17 Pasture Rise  
Bridlington  
YO16 4QT

ASKING PRICE OF

**£142,500**

**3 Bedroom Semi Detached House**

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01262 401401





Garden



3



1



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 Driffield, Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas.





Lounge



Lounge



Virtually Lounge Diner



Dining room

## 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 over looking 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.

### 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.



Kitchen



Virtually Staged Kitchen



Kitchen



Landing

## 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.

## 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





Bedroom 1



Virtually Staged Bedroom 1



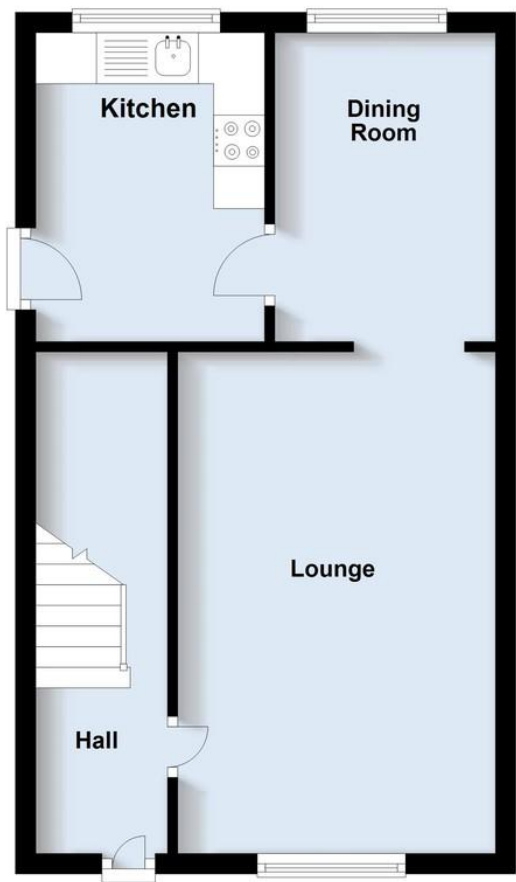
Bedroom 2



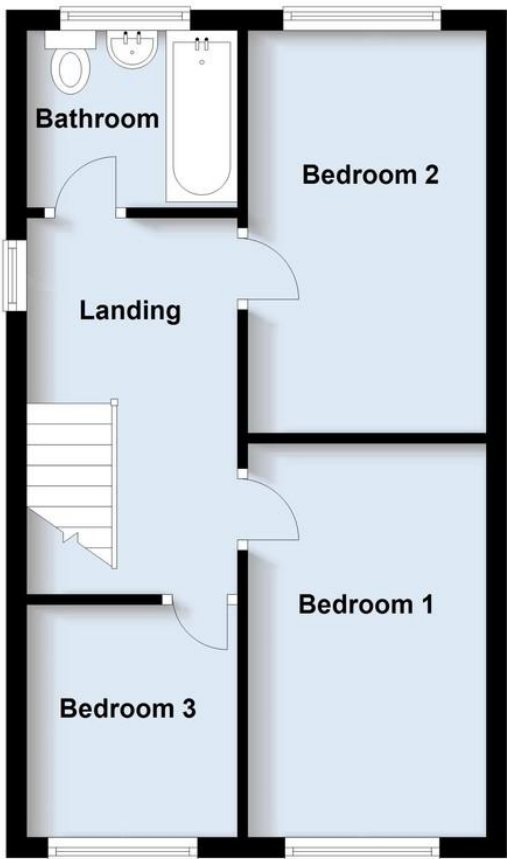
Virtually Staged Bedroom 2

The digitally calculated floor area is 75 sq m (807 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

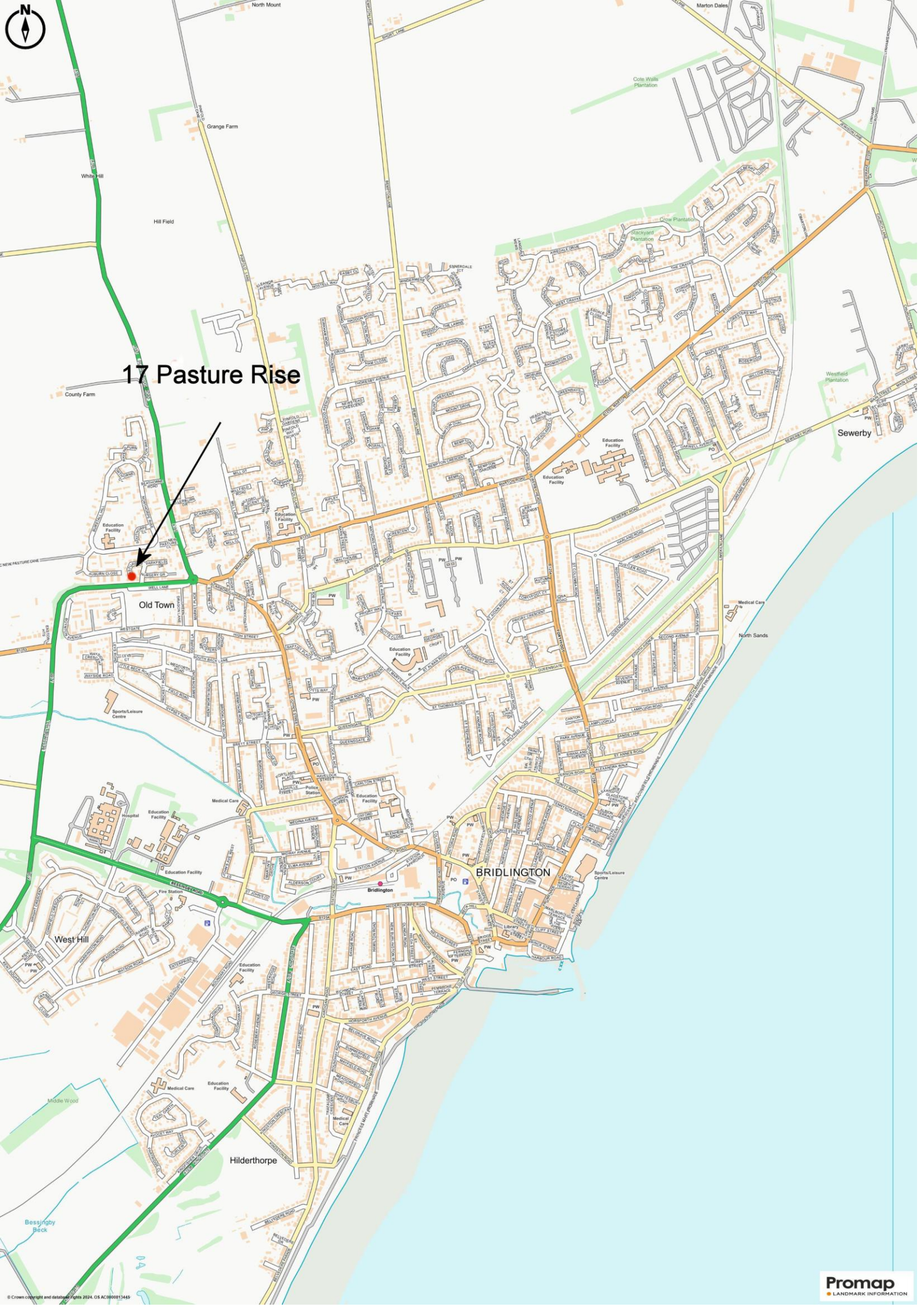
**Ground Floor**



**First Floor**







17 Pasture Rise

Old Town

BRIDLINGTON

Sewerby

Hilderthorpe

West Hill



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