



23 Thoresby Avenue
Bridlington

YO16 7EL

ASKING PRICE OF

£229,995

2 Bedroom Detached Bungalow

■ **Ulliyotts** ■
EST 1891

01262 401401



Garden



Off Road
Parking



Gas Central Heating

23 Thoresby Avenue, Bridlington, YO16 7EL

Situated in a sought-after residential location, this detached bungalow offers a high standard of maintenance and the quality of upgrades throughout reflect the owners' commitment to creating a beautifully presented home. The property benefits from a lounge, kitchen, conservatory overlooking the garden, two bedrooms, a shower room and off-road parking for multiple vehicles. This is a great opportunity for a retired buyer or someone looking to downsize to purchase a property in perfect order.

Thoresby Avenue is located in the Danescroft residential estate on the north side of Bridlington, just off Bempton Lane. The locality is served by local buses and its own convenience store in Trentham Drive and other shops can be found on Marton Road

and Martongate respectively, which provide a takeaway, Post Office, pharmacy and a nationally name supermarket. The town centre lies approximately 1.25 miles away to the south.

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 impressive leisure centre includes swimming and a wide range of fitness activities. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.



Hall



Sitting Room



Dining Area



Kitchen

Accommodation

ENTRANCE HALL

9' 10" x 3' 10" (3m x 1.17m)

Entrance is via a recently refitted composite door into the entrance hall with, coving, radiator, loft hatch with pull down ladder and doors to both bedrooms, shower room and lounge.

LOUNGE/DINER

18' 4" x 10' 9" (5.6m x 3.3m)

A good sized lounge electric fire and feature marble surround, coving and radiator. A separate dining area with wood effect luxury vinyl tile click flooring. Sliding uPVC door to the conservatory and door to the kitchen.

KITCHEN

8' 6" x 7' 10" (2.6m x 2.4m)

With a recently refitted kitchen with a range of wall and base units with wood effect worktop over, a new ceramic sink and drainer with mixer tap over

sits below a window to the rear elevation overlooking the garden. Eye level Belling double electric oven, New World electric hob with built in extractor fan over, partially tiled walls with brick effect and tiled flooring. Space for undercounter fridge, washing machine, housed gas central boiler, inset spotlights and uPVC door to the side elevation.

BEDROOM 1

10' 2" x 9' 10" (3.1m x 3.0m)

With a window to the front elevation, radiator, vertical blinds and a modern range of bespoke fitted furniture including a bank of wardrobes, chest of drawers and bedside cabinets.

BEDROOM 2

10' 2" x 8' 2" (3.1m x 2.5m)

With a window to the front elevation, vertical blinds and radiator.



Kitchen



Bedroom 1



Bedroom 2



Shower room

SHOWER ROOM

7' 10" x 5' 2" (2.4m x 1.6m)

A recently re-fitted modern white suite comprising double shower unit with glass shower screen and sliding door with a double head thermostatic shower over, high level WC, vanity wash hand basin with wall mounted mirrored light up storage cupboard with built in defogger. Radiator, tiled and wet wall throughout, window to side elevation, storage cupboard, ceiling spotlighting and extractor fan.

CONSERVATORY

12' 5" x 5' 10" (3.8m x 1.8m)

Of brick and uPVC construction with a recently refitted roof, sliding doors from the lounge and a side uPVC door to garden patio area and beautiful views of the garden.

OUTSIDE

The property has an open plan paved and gravelled frontage offering additional parking, a side driveway which is block paved and has a double gated access and a car port.

To the rear is a south facing sunny garden which is securely fenced with a large lawn area, borders, shrubs, good-sized timber shed with power and light connected, block paved patio area, bin area, outside tap and outside lighting.

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.



Conservatory



Shed



Car port



Garden

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND - C

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.

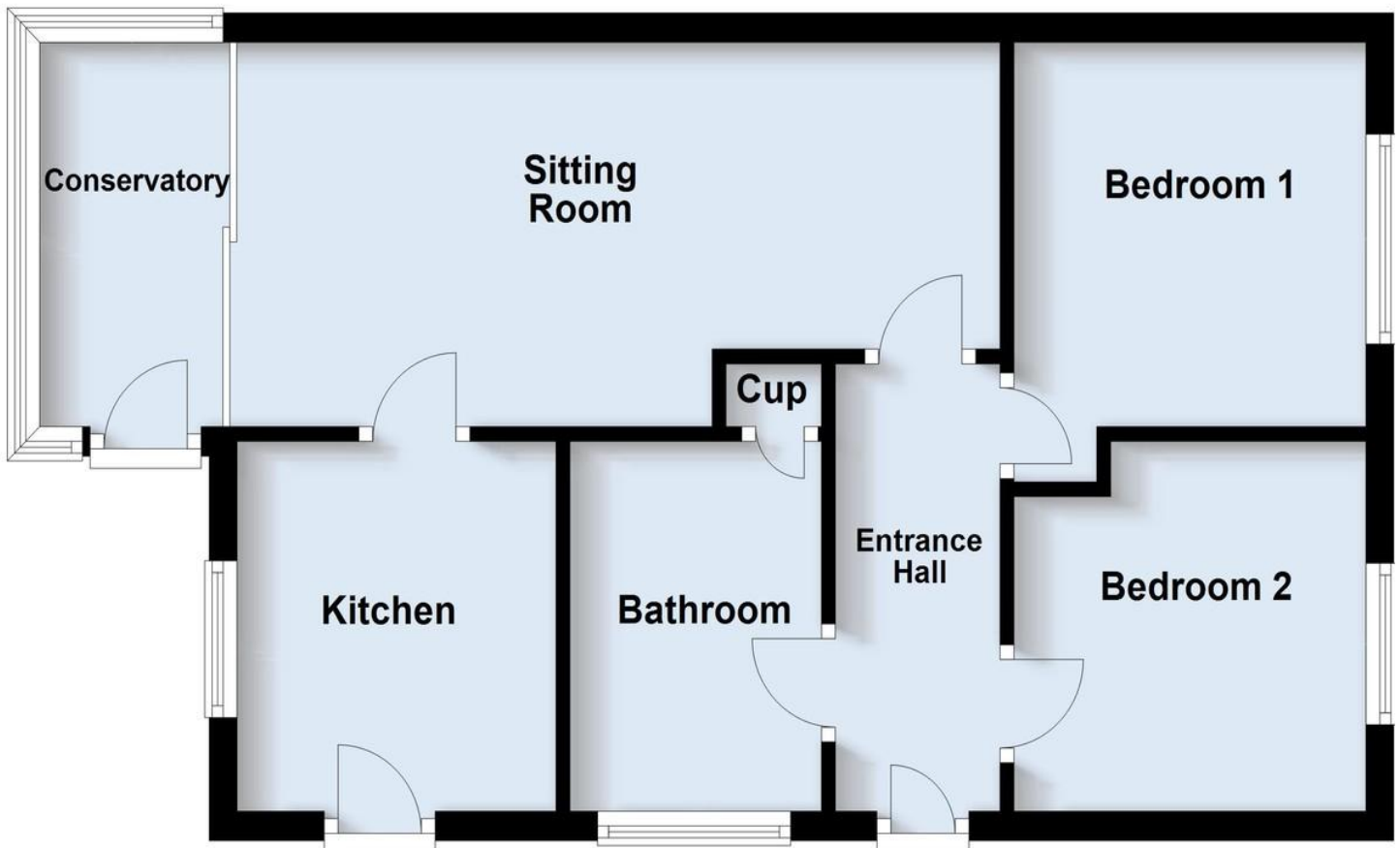
VIEWING

Strictly by appointment with Ulllyotts 01262 401401

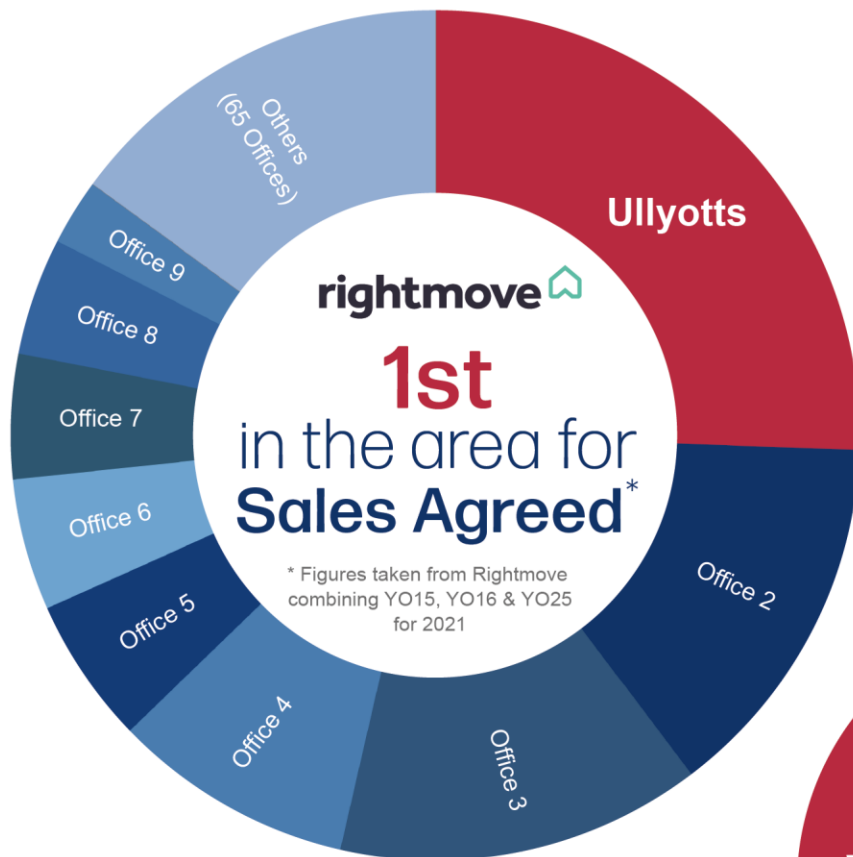
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 54 sq m (581 sq ft)

Ground Floor



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