



87 Harewood Avenue
Bridlington

YO16 7QD

ASKING PRICE OF

£240,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



2



1



2



Garage



Gas Central Heating

87 Harewood Avenue, Bridlington, YO16 7QD

A unique and immaculately presented semi-detached bungalow that has undergone a complete renovation creating a modern style open plan, living, dining and kitchen area, a separate utility, downstairs bedroom and bathroom and upstairs bedroom and shower room. Parking for up to eight vehicles, a private rear garden and garage.

Situated on the north side of Bridlington, Harewood Avenue sits just off Marton Road which provides a local pharmacy, post office, convenience stores and supermarket on Martongate. The main town centre is about 1.5 miles away to the south.

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.

Sewerby Hall, a pleasant walk from the North Side, has gardens and parks open to the public as is the historic house complemented by a café. Danes Dyke Nature Reserve is a little further along the coast.

A short walk away is the Old Town. The original Victorian street featured in the acclaimed Dads Army film. A diverse selection of restaurants, public houses, crafts and antiques.



Open Plan Lounge Dining Kitchen



Kitchen



Kitchen



Lounge

Accommodation

ENTRANCE HALL

The entrance to the property is via a side composite door into a good sized entrance hall, with window to the front elevation, laminate flooring which continues through to the open plan lounge, dining kitchen, radiator, stairs to first floor landing and doors to all downstairs rooms.

OPEN PLAN LOUNGE DINING KITCHEN

27' 4" x 11' 9" (8.348m x 3.595m)

An impressive open plan area with lounge, breakfast bar and kitchen that has been thoughtfully designed and creates a modern living space. The kitchen benefits from a range of wall, base and drawer units with worktop over. Built in wine cooler, Beko electric oven, Beko induction hob with stainless steel splashback and extractor fan over. Space for fridge freezer and dishwasher, 1 1/2 bowl stainless steel sink with drainer and mixer tap over sits beneath a window to the rear elevation overlooking the garden. Breakfast bar offering a casual dining area

with modern hanging light fittings. uPVC door to the rear garden and door to:

UTILITY ROOM

8' 1" x 8' 0" (2.479m x 2.454m)

A additional space for laundry that is separate to the kitchen keep that area sleek with additional storage. The utility room benefits from a tiled floor, wall and base units with work top over, stainless steel sink and drainer with partially tiled walls as a splash back. Space and plumbing for washing machine, dryer, fridge freezer. Wall mounted gas central heating boiler and window to the rear elevation.

BEDROOM 1

13' 9" x 10' 2" (4.20m x 3.12m)

A good sized bedroom with a window to the front elevation and radiator.



Utility



Bathroom



Bedroom 1



Hall

BATHROOM

9' 0" x 5' 6" (2.75m x 1.69m)

With a window to the side elevation, tiled floor, partially tiled walls, panelled bath with glass screen and thermostatic shower, vanity wash hand basin, wall mount mirrored storage cupboard, WC, shelving for additional storage and heated towel ladder.

FIRST FLOOR LANDING

With doors to:

BEDROOM 2

13' 4" x 12' 10" (4.087m x 3.923m)

With Velux window to the rear elevation and radiator.

SHOWER ROOM

7' 0" x 5' 3" (2.148m x 1.604m)

With a window to the rear elevation, Sottini wash hand basin, WC and shower with folding door and tiled surround, thermostatic shower over, vinyl flooring and heated towel ladder.

GARAGE

With up and over door and power connected.

OUTSIDE

To the front the property sits behind iron fencing and has a large gravelled parking area and driveway offering parking for multiple vehicles. The driveway offers access to the garage and gate to rear garden.

To the rear lies a split-level garden with secure fenced boundary, a large decked area offers a seating area for relaxing during the summer months and steps up to a gravelled area with space for seating and entertaining.

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



Bedroom 2



Shower room



shower room



Garage

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.

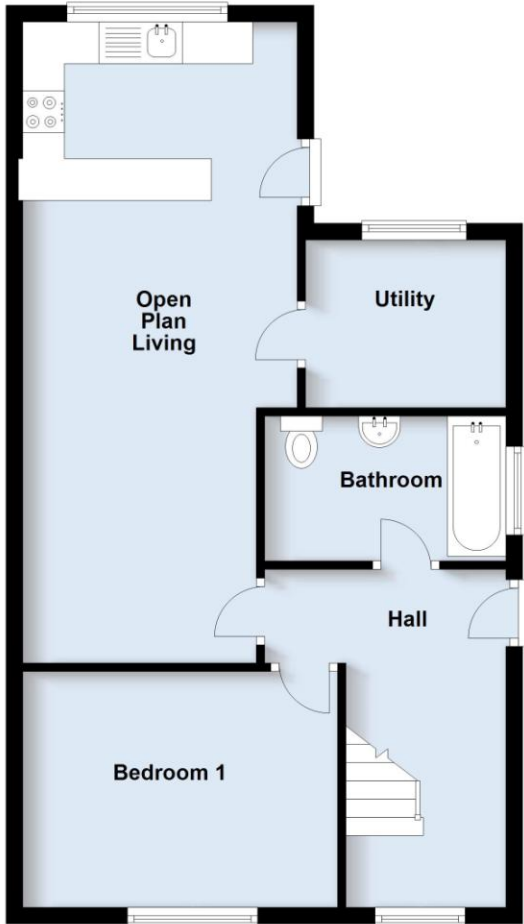
VIEWING

Strictly by appointment with Ulllyotts 01262 401401

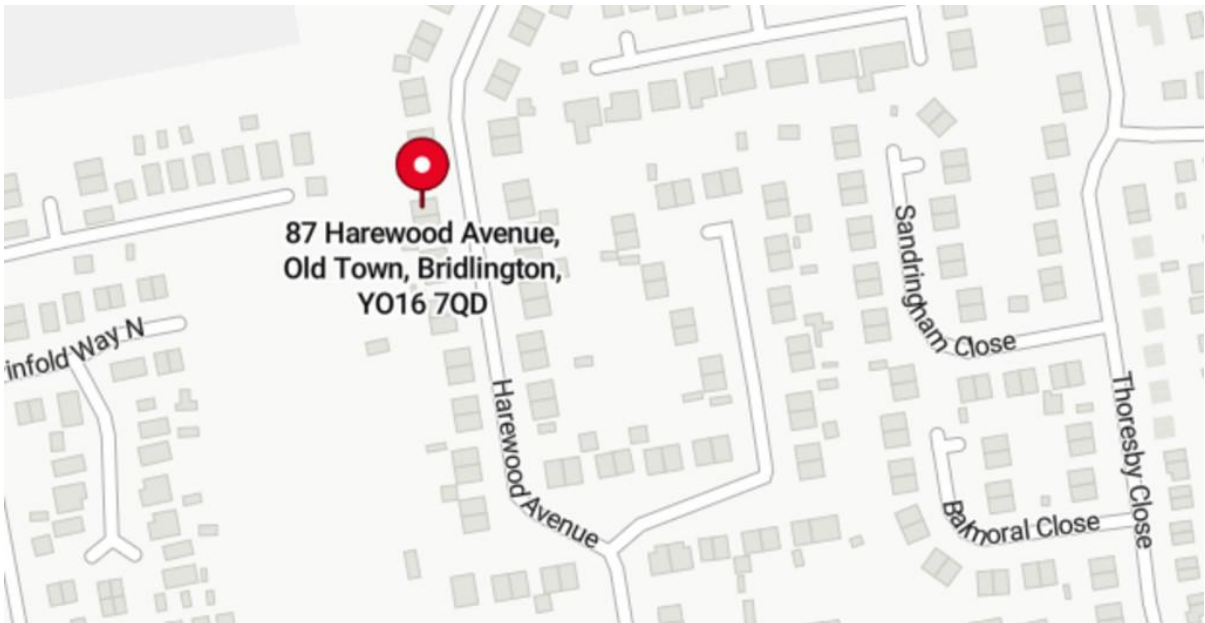
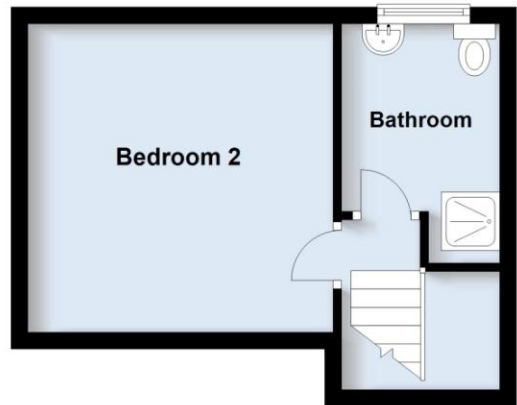
Regulated by RICS

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

Ground Floor



First Floor



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