



17 Thoresby Avenue
Bridlington

YO16 7EL

ASKING PRICE OF

£205,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



2



1



1



Garage, Off
Road Parking



Gas Central Heating

17 Thoresby Avenue, Bridlington, YO16 7EL

A detached two bed roomed bungalow, the property offers a two bed roomed layout, gas central heating, uPVC double glazing to main windows, a conservatory, parking, garage and well-kept south facing garden at the rear.

This established residential area has its own convenience store, local through buses and lies approximately one and a half miles to the north of Bridlington town centre.

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. The town is handy for commuting to Hull, York, Beverley and Scarborough.



lounge



Lounge



Conservatory



Bedroom 1

Accommodation

ENTRANCE HALL

With glazed panel uPVC door and telephone point

LOUNGE

18' 2" x 12' 0" (5.56m x 3.66m)

With modern fire surround and gas fire, full picture windows to rear, radiator and french door into:

CONSERVATORY

12' 0" x 5' 10" (3.66m x 1.8m)

Being uPVC on single brick base with timber lined surround. French door to side.

KITCHEN

7' 10" x 7' 6" (2.4m x 2.3m)

Newly fitted in 2017 with roll edge worktops, base and drawer units, wall cupboards, tiled surrounds and stainless-steel sink unit. Built in electric oven and hobs, plumbing for auto washer and uPVC side door.

BEDROOM 1

12' 0" x 10' 2" (3.66m x 3.12m)

With radiator and window to front

BEDROOM 2

10' 2" x 8' 0" (3.12m x 2.44m)

With radiator and window to front

BATHROOM

7' 2" x 5' 2" (2.2m x 1.6m)

With half tiled surround and modern white suite providing panel bath with shower over, low flush close coupled WC, pedestal wash basin and built-in airing cupboard with cylinder.



Bedroom 2



Kitchen



Bathroom



Bathroom

OUTSIDE

To the front of the property is a full set bed gravel garden, side driveway and long car standing area. This in turn leads to a detached brick-built garage, with up and over door.

The rear garden is accessible through a side gate and timber fence to a south facing patio, lawned areas, border beds and timber lap fence surrounds.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

TENURE

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

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED E

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.

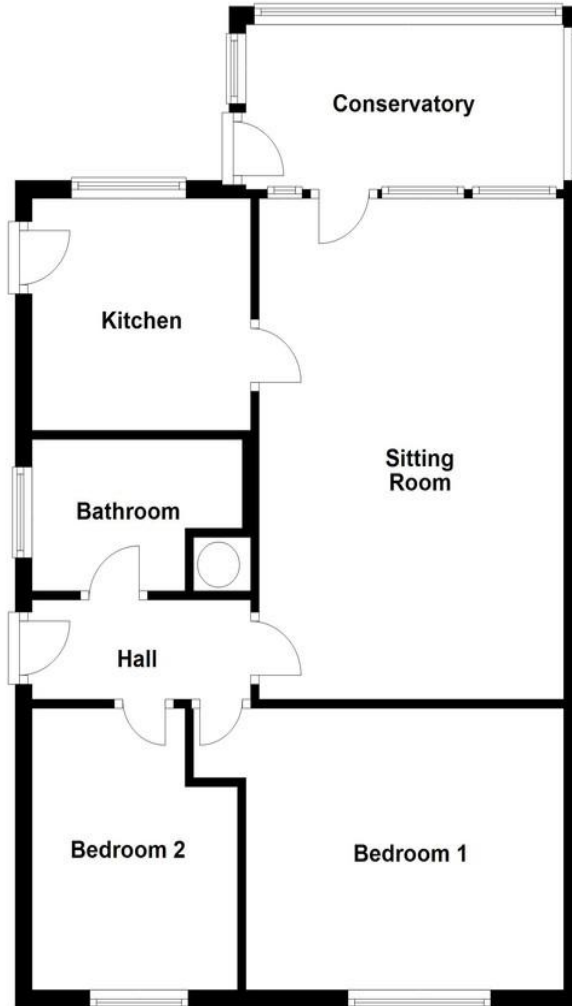
VIEWING

Strictly by appointment with Ulllyotts 01262 401401 option 1

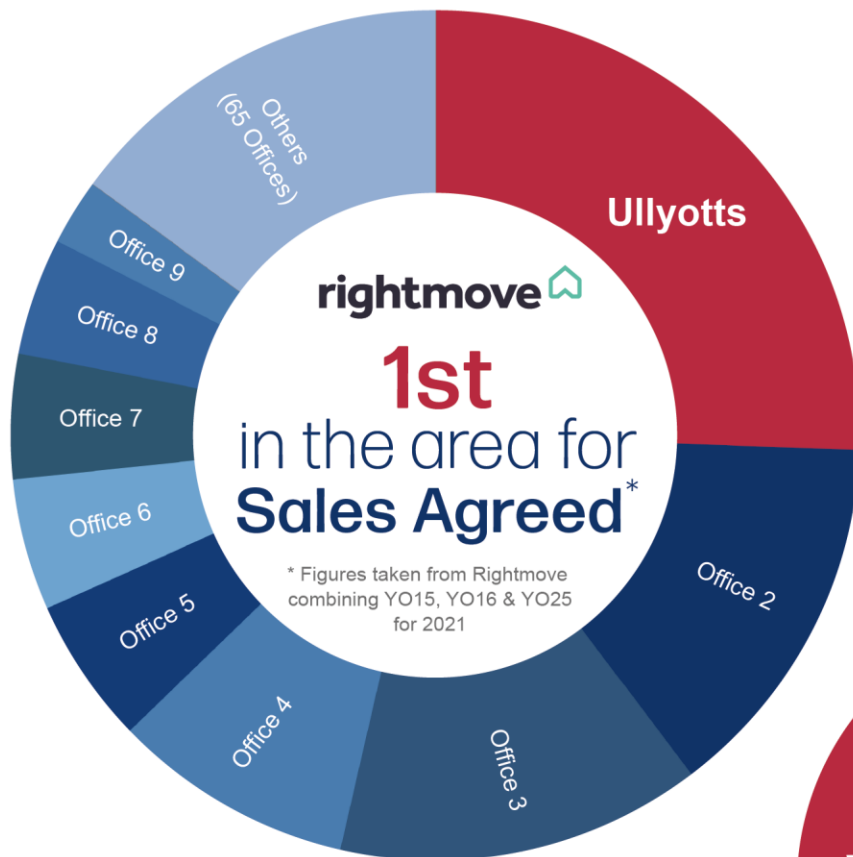
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 54 sq m (581 ft²)

Ground Floor



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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



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