

▪ Ulllyotts ▪

EST 1891



1 Airedale Drive  
Bridlington  
YO16 6GL

ASKING PRICE OF

**£350,000**

3 Bedroom Detached Bungalow

▪ Ulllyotts ▪

EST 1891

01262 401401





Garden



3



2



2



Garage, Off  
Road Parking



Gas Central Heating

## 1 Airedale Drive, Bridlington, YO16 6GL

An immaculate detached bungalow situated on a fabulous corner plot is offered with three bedrooms, one with ensuite, main family bathroom, two reception rooms, kitchen and utility. The property benefits from off road parking and garage. There is also access to a large rear garden via gated access to the side of the property.

The property is set in the heart of this established and well-regarded area on the north side of Bridlington. The Crayke is a great location, with a nationally named supermarket, library and public house are within 0.5-mile radius, along with other local shops including a pharmacy, takeaways and convenience store on Marton Road.

Bridlington is where tradition meets modernity. From the quaint charm of its historic Old Town to the dynamic energy of its bustling promenade and harbour, it offers a unique living experience on the Yorkshire coast.

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.

The Cinema, Spotlight Theatre and The Spa are centres for thespians and others to provide a variety of entertainment. For the sports enthusiasts there is an extensive range of indoor and outdoor clubs and activities, inclusive for all ages. Boxing and fitness gyms provide additional opportunities.



Kitchen



Utility



Lounge



Dining Room

## Accommodation

### ENTRANCE HALL

The entrance is via a uPVC door into the porch with window to the side elevation and glazed wooden door into the main entrance hall with radiator, loft hatch, storage cupboard with coat hanging and doors to:

### LOUNGE

A light and airy lounge with a bay window to the front elevation, coving, gas fire with marble hearth and feature surround, radiator and double doors to:

### DINING ROOM

A dining area that over looks the beautiful rear garden with coving, radiator, sliding doors onto the garden and door to:

### KITCHEN

With a range of wall and base units with worktop over, black composite sink with mixer tap over, tiled splash back, built in double oven, four ring gas hob

with extractor fan, space for under counter fridge, dishwasher, window to rear, vinyl flooring, radiator and door to the hallway and:

### UTILITY ROOM

With a window to the rear elevation, door onto the rear garden, radiator, wall and base units housing the gas central heating boiler and space for washing machine.

### BEDROOM 1

With a window to the front elevation, fitted wardrobes, drawers and shelving storage, coving, radiator and door to:

### ENSUITE

With a window to the side elevation, wash hand basin, WC, shower cubicle with thermostatic shower over, tiled wall and vinyl flooring.





Bedroom 1



Ensuite



Bedroom 2

### BEDROOM 2

With a window to the rear elevation, built in wardrobes, drawers and dressing area and radiator.

### BEDROOM 3

With a window to the rear elevation overlooking the garden, built in wardrobes, drawers and shelving and radiator.

### BATHROOM

With a panelled bath, WC, vanity wash hand basin, partially tiled walls, airing cupboard housing the hot water tank and extractor fan.

### OUTSIDE

To the front, the property sits back from the pathway with a lawned area along the front and side of the property.

A paved driveway offers off road parking and access to the garage.



Bedroom 3

To the side of the property is a gated access to the rear garden with a dropped kerb.

To the rear of the property lies an extensive garden that with the correct permissions could be used a potential building plot. Currently the garden has a fenced boundary and is mainly laid to lawn with colour shrubs and plants along the border. There is a large paved area that could be used for additional parking that is accessed via the double gates or additional could be used as a seating or dining area during the summer months.

### GARAGE

Offered with power and light connected with window and personnel door to the rear. To the front is an electric roller door that is operated by a fob.

### CENTRAL HEATING

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



Bathroom



Garage



Garden



sign

### **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 - E**

### **ENERGY PERFORMANCE CERTIFICATE – RATED D**

### **SERVICES**

All mains services are available at the property. 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.

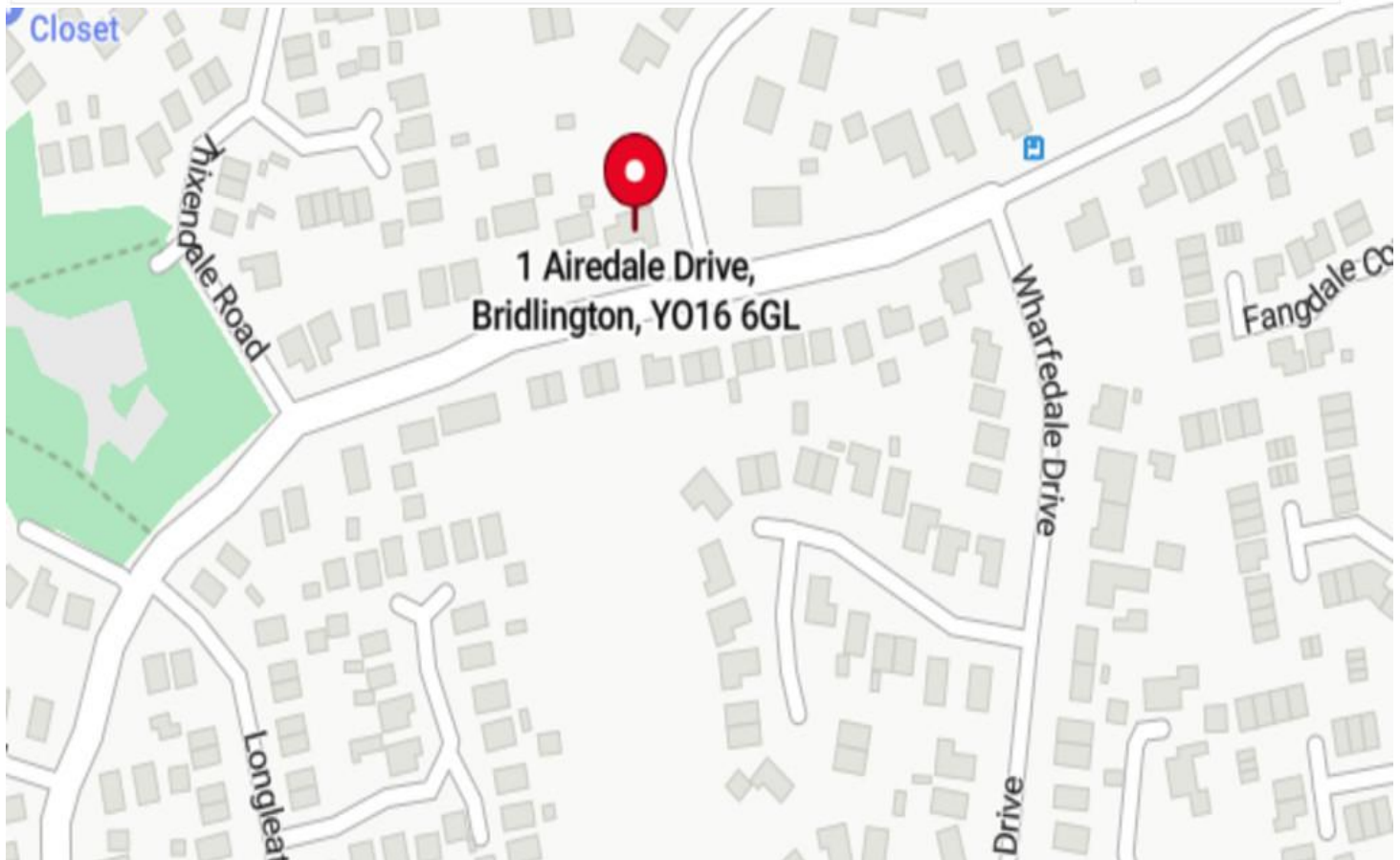
### **VIEWING**

Strictly by appointment with Ulllyotts 01262401401  
Option 1

Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),  
is approximately 94 sq m (1011 sqft)



# Why Choose Ulllyotts?



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