



48 Belvedere Road
Bridlington
YO15 3NA

OFFERS OVER

£240,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Lounge

 2
  1
  1
  Garage, Off Road Parking
  Gas Central Heating

48 Belvedere Road, Bridlington, YO15 3NA

A beautifully presented two bedroomed semi-detached bungalow benefitting from an entrance hall, kitchen, lounge, two generous bedrooms and bathroom. Walled frontage with front lawned garden and large private rear south facing garden with side gate access, garage and parking,

Properties in this prime location rarely come onto the market. This property overlooks Belvedere Hotel and Golf course and is within a short walk to the seafront and Bridlington's south side beach. Local buses pass through the area and link the property to the main town centre which approximately one mile away.

The schools that serve the area are at Bridlington Comprehensive and Hilderthorpe Primary.

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.



Kitchen



Kitchen



Lounge



Shower Room

Accommodation

ENTRANCE HALL

12' 6" x 4' 4" (3.81m x 1.32m)

With Upvc door into; tiled flooring, radiator and loft access.

KITCHEN

12' 2" x 7' 5" (3.71m x 2.26m)

With range of wall and base units, drawer units, built-in fridge freezer, oven hob and extractor, work surface over, ceramic sink and mixer taps, window to side and door to rear elevation, tiled splash back and flooring.

LOUNGE

15' 4" x 12' 2" (4.67m x 3.71m)

With electric stove in situ, feature brick fireplace, slate hearth, oak beam, TV point, laminate, bay window to front elevation and coving.

BEDROOM 1

14' 7" x 11' 7" (4.44m x 3.53m)

With window to side elevation and front elevation,

laminate flooring, radiator and coving.

BEDROOM 2

12' 7" x 9' 6" (3.84m x 2.9m)

With window to rear elevation, TV point and laminate flooring.

BATHROOM

8' 7" x 6' 5" (2.62m x 1.96m)

With double shower cubicle, thermostatic shower, low level wc, vanity wash hand basin, laminate tiled flooring, cupboard housing wall mounted gas central heating boiler, window to rear elevation, tiled walls, ceiling spotlighting and heated towel ladder.

OUTSIDE

With shallow walled frontage, large lawned area, side driveway leading to garage and super private rear gardens with two brick sheds/ wc, summerhouse, seating areas, lawn and borders.



Bedroom 1



Bedroom 2



Entrance Hall



View from the property

TENURE

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

SERVICES

All mains services are available at the property.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 56 square metres.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

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.

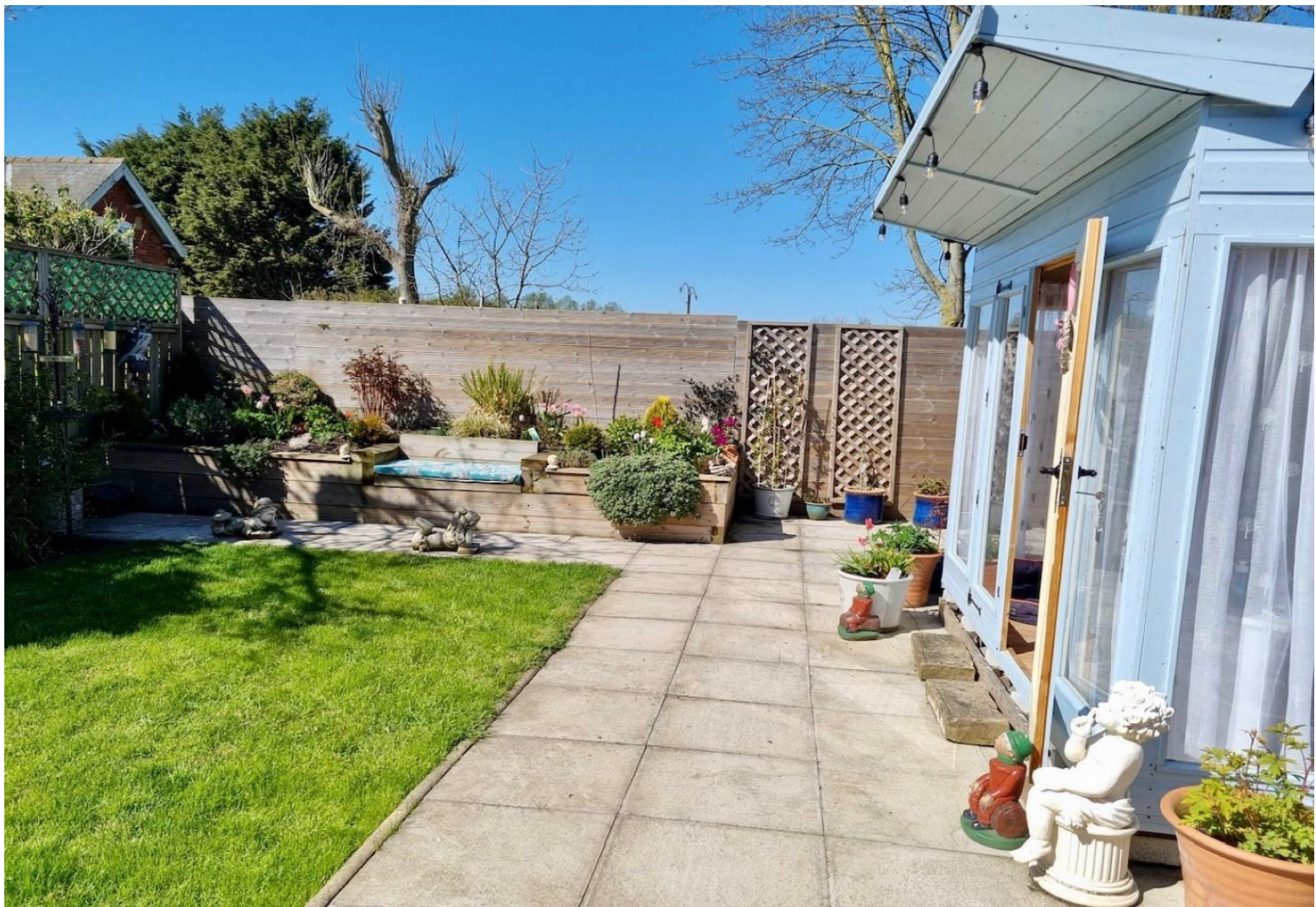
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS.



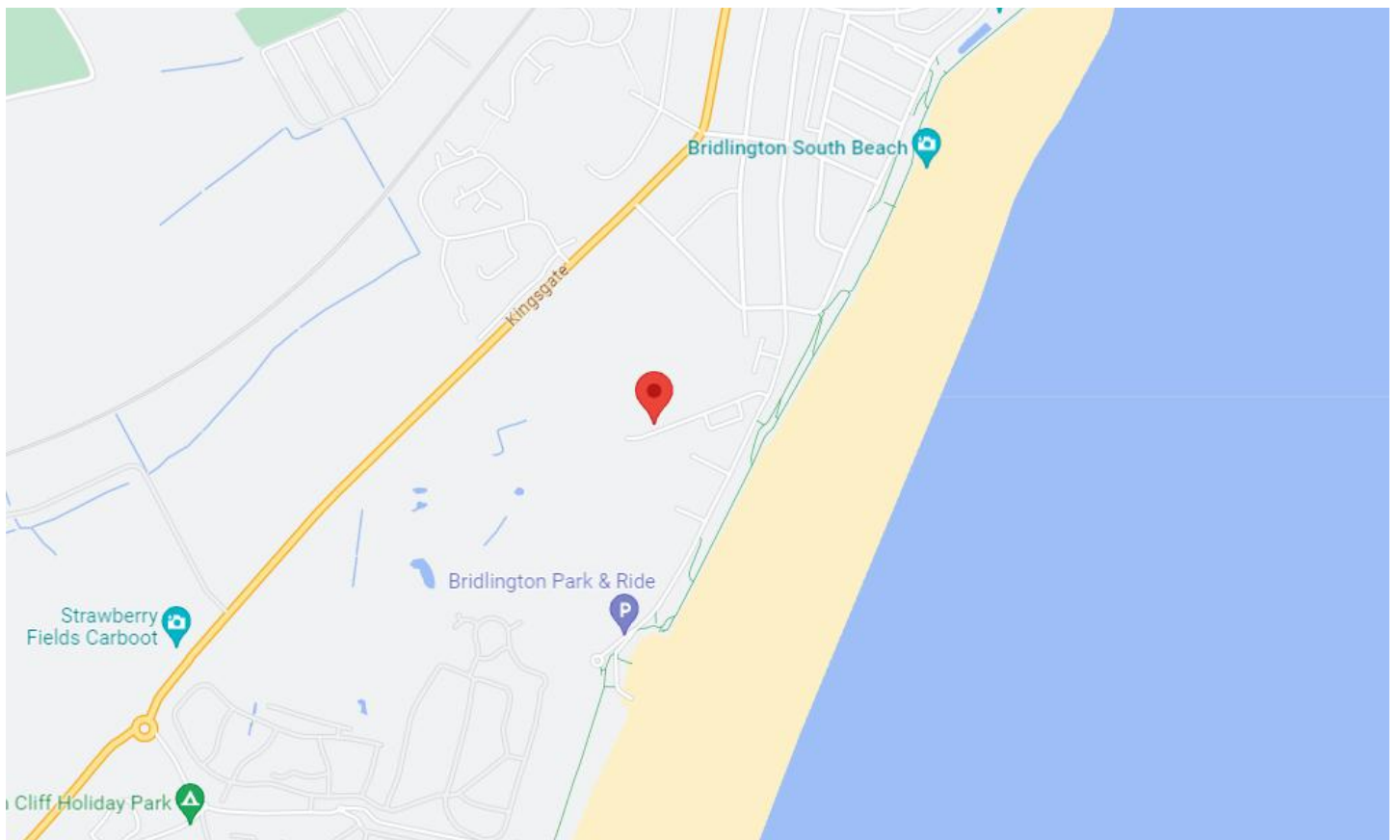
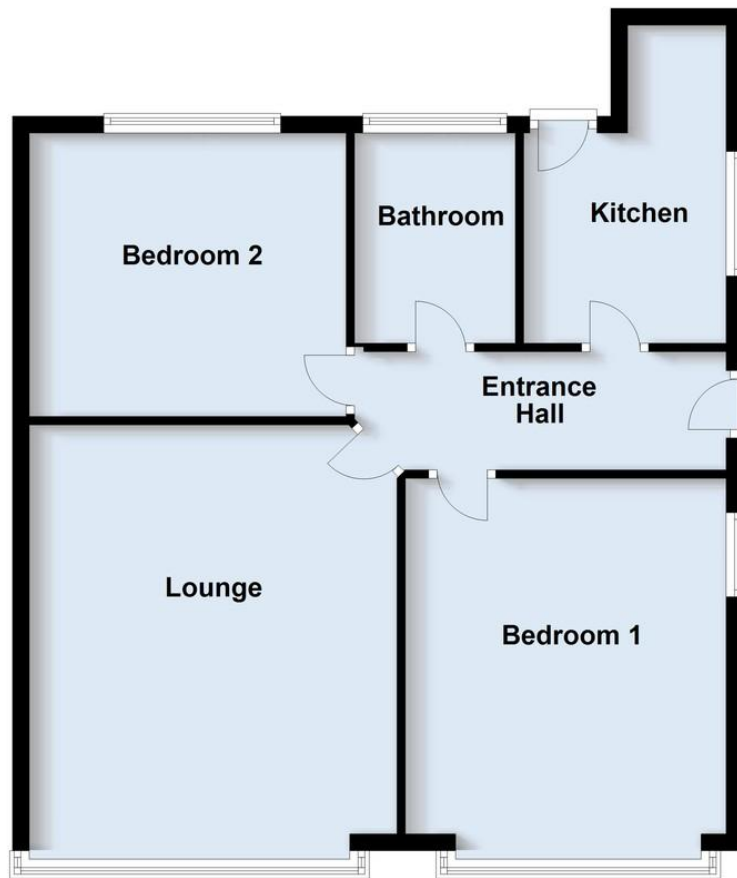
Rear Garden



Rear Garden

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

Ground Floor



Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

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