



11 Thoresby Close
Bridlington
YO16 7EN

GUIDE PRICE

£140,000

2 Bedroom Semi Detached Bungalow



Garden

 2
  1
  1
  Off Road Parking
  Gas Central Heating

11 Thoresby Close, Bridlington, YO16 7EN

A rare opportunity to purchase competitively priced semi-detached bungalow in a popular residential setting in need of general updating giving the buyer the opportunity to put their own stamp on the interior of their new home.

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

Burlington Primary School, Martongate primary school (3-11 years) and Headlands secondary school (11-18 years) are all within walking distance.

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.



Entrance Hall



Lounge



Lounge



Kitchen

Accommodation

ENTRANCE HALL

9' 0" x 5' 7" (2.76m x 1.71m)

Vinyl wood effect flooring, light fitting. Access to loft and doors leading to:

LOUNGE

17' 10" x 10' 9" (5.44m x 3.28m)

With large picture window to front elevation, Marble hearth with a dummy fireplace, radiator, wall lights fitted and carpet flooring.

KITCHEN

8' 0" x 7' 10" (2.46m x 2.41m)

With window to front elevation. Vinyl flooring, walls papered and partly tiled. A range of wall and base units with worktop over, sink with drainer and mixer tap over. Free standing electric oven with hob. Strip light fitted.

BEDROOM 1

11' 9" x 9' 6" (3.60m x 2.91m)

With window to rear elevation, light fitting and radiator.

BEDROOM 2

9' 9" x 7' 8" (2.98m x 2.34m)

Window to rear elevation, vinyl flooring, radiator and light fitting.

WET ROOM

7' 2" x 5' 7" (2.20m x 1.71m)

Electric shower, WC, wall mounted wash hand basin. Window to side elevation.



Kitchen



Bedroom 1



Bedroom 2



Wet Room

OUTSIDE

To the front of the property is a fully lawned area, driveway to the side of property with a electric charging point.

To the rear of the property is a spacious partly paved and lawned garden benefiting from a large stone pond along with colourful shrubs and plants. The garden is secured by a fenced boundary and benefits from a paved pathway along the side of the property.

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.

TENURE

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

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED E



Front Elevation



Garden



Rear Elevation

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 52 sq m (559 ft²)



Ulllyotts
EST 1881

Approximate total area⁽¹⁾
50.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



11 Thoresby Close

■ Ulllyotts ■

EST 1891



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