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EST 1891



2 Plantation View
Bridlington

YO16 6ZP

ASKING PRICE OF

£330,000

2 Bedroom Detached Bungalow

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01262 401401



Orangery



2



3



2



Double
Garage



Gas Central Heating

2 Plantation View, Bridlington, YO16 6ZP

This attractive detached bungalow features a lounge, dining room and a well-equipped kitchen. The orangery serves as a bright second living area with two skylights and French doors onto the garden. With a double garage, off street parking and a low maintenance garden, it's the perfect home for someone looking to retire by the coast.

The property is situated on the corner of Cadman Road and Plantation View, offering a desirable location with a blend of privacy and accessibility. The corner plot enhances its curb appeal and provides a sense of openness, making it a standout home in the area. The Crayke in Bridlington is a sought-after residential area, offering a peaceful setting on the town's outskirts. Known for its well-maintained homes and family friendly vibe, it provides easy access to local amenities, Headlands Secondary School 11-18 years, Martongate Primary School 3-11 years, and transport links.

Bridlington, a picturesque coastal town in East Yorkshire, is renowned for its stunning sandy beaches, historic harbour and charming seaside ambiance. With a mix of traditional attractions, including promenades and fishing boats, and modern amenities like shops and restaurants, it caters to all lifestyles. Bridlington is also a gateway to the scenic Yorkshire Wolds and features landmarks such as the Priory Church and Bempton Cliffs, making it a vibrant hub for relaxation, history and nature.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

4' 1" x 3' 5" (1.25m x 1.05m)

The entrance welcomes you through a glazed uPVC door into a bright hallway, featuring coving, a radiator for added warmth and an elegant oak and glass door that leads into the lounge, setting the tone for the rest of the home.

LOUNGE

17' 1" x 9' 9" (5.23m x 2.98m)

The lounge features a bay window to the front elevation that fills the room with natural light. Two radiators ensure comfort, while coving and two hanging chandelier light fittings add a touch of sophistication. The centrepiece is a gas fire with a striking marble hearth and surround. Double oak and glass doors provide a seamless transition to the dining area.

DINING ROOM

9' 6" x 9' 5" (2.91m x 2.89m)

The dining room connects all parts of the property from the lounge, to the kitchen, to the inner hall which offers access to the bedrooms and also has French doors that lead out onto the garden. This room also benefits from

coving and a chandelier light fitting.

KITCHEN

15' 7" x 8' 2" (4.76m x 2.51m)

The kitchen is well equipped with a range of wall, base, drawer and display units with worktop over and tiled splashback. A composite 1 1/2 bowl sink and drainer with a mixer tap over sits beneath a window to the side elevation. Integral appliances include a double oven, a five-ring gas hob and extractor fan and a fridge freezer. There is also space and plumbing for a washing machine. A breakfast bar offers casual dining for two people. Housed gas central heating boiler, tiled flooring and a uPVC stable door to the side elevation and French doors into:

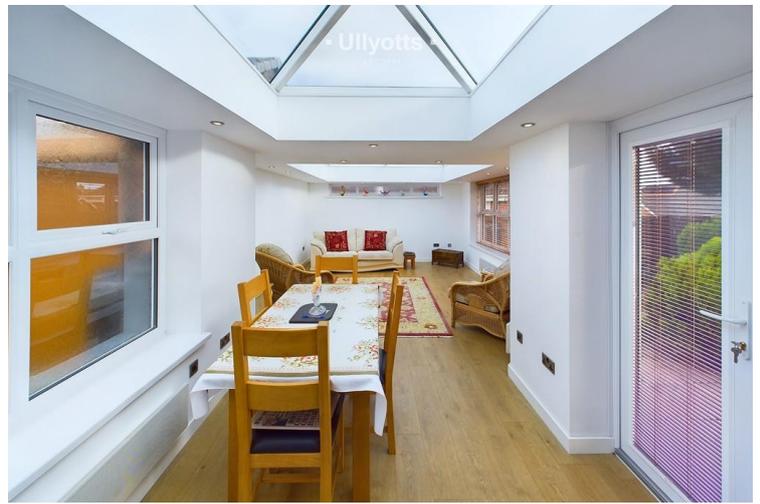
ORANGERY

26' 4" x 13' 2" (8.05m x 4.03m)

A beautiful addition to the property, an orangery that has been used as an additional dining area and sitting room. The room is light and airy, windows onto the rear garden and two skylights allow the natural light to beam through. Electric panel radiators ensure the room is



Kitchen



Orangery



Bedroom 1



Ensuite

warm year-round. Laminate flooring and inset spotlights add to the space. French doors open up onto the rear garden.

INNER HALLWAY

5' 4" x 2' 8" (1.64m x 0.82m)

With a storage cupboard housing the hot water tank, loft hatch and doors to the bedrooms and bathroom.

BEDROOM 1

13' 0" x 10' 2" (3.97m x 3.11m)

With two windows to the front elevation, built in wardrobe storage with hanging space and shelving and built in bedside drawers, coving, radiator and a door to:

ENSUITE

5' 8" x 5' 1" (1.73m x 1.57m)

An ensuite shower room with tiled walls and flooring, a shower cubicle with sliding doors and thermostatic shower over, wash hand basin, WC, heated towel ladder and extractor fan.

BEDROOM 2

9' 3" x 9' 2" (2.82m x 2.81m)

With a window to the rear elevation overlooking the

garden, coving and radiator.

BATHROOM

6' 2" x 5' 6" (1.88m x 1.69m)

The bathroom benefits from a panelled bath, wash hand basin, WC, partially tiled walls and flooring, heated towel ladder, extractor fan and a frosted window to the rear elevation.

OUTSIDE

To the rear, the property benefits from a part walled, part fence secure boundary. There is a patio area suitable for seating or dining at during the summer months and step down to a low maintenance gravelled area with colourful shrubs and trees.

To the front, the property is slightly elevated with a gravelled frontage with colour shrubs and plants. A paved pathway leads to the main entrance door.

To the side is a paved driveway which offers parking for multiple vehicles, double wooden gates lead to a further parking and access to the double garage and side entrance door.



Bedroom 2



Bathroom



Garage



Rear Elevation

DOUBLE GARAGE

A double garage with power and light connected with a roller door operated by a fob with a manual override.

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 - D

ENERGY PERFORMANCE CERTIFICATE - RATED C

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 97 m² (1044 ft²)

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Approximate total area⁽¹⁾
97 m²

(1) Excluding balconies and terraces

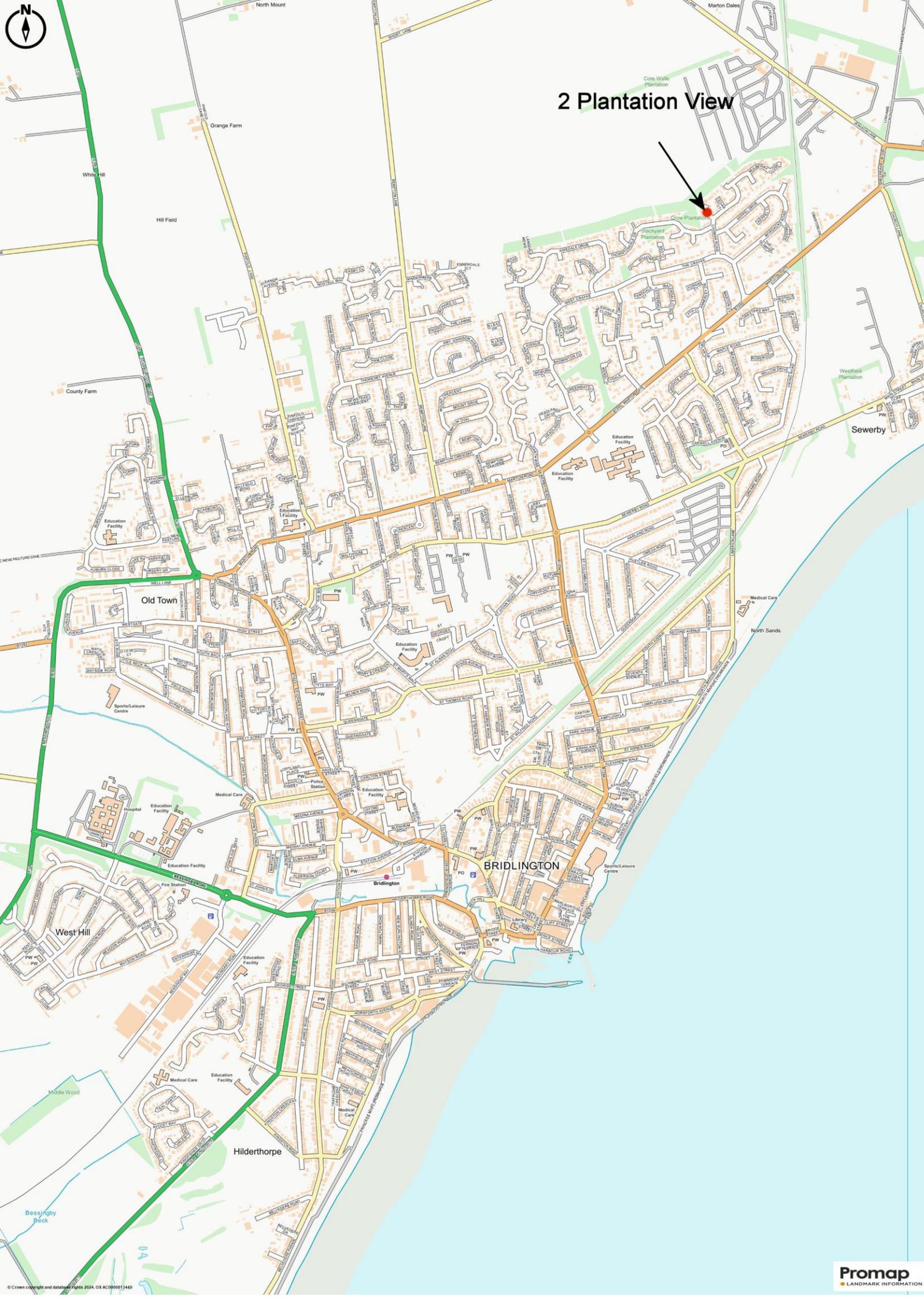
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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