



24 Towse Pasture
Bridlington
YO16 6AT

ASKING PRICE OF

£210,000

2 Bedroom Semi Detached Bungalow



Open Plan Kitchen Living Dining



2



1



1



Off Road
Parking



Gas Central Heating

24 Towse Pasture, Bridlington, YO16 6AT

An immaculate two-bedroom semi-detached bungalow, situated in a highly desirable and recently developed area. The property benefits from a light and airy hall, modern style open plan living kitchen and dining area, laundry room, and main family bathroom. The rear garden is a good size, well maintained and private. A driveway to the side of the property offers parking for at least two cars.

Towse Pasture is part of a new development by Peter Ward Homes, located off Scarborough Road in the coastal town of Bridlington. This modern site offers a range of high-quality homes, thoughtfully designed with contemporary living in mind. Situated in a convenient location, Towse Pasture provides easy access to Bridlington's amenities, including

shops, schools, and the stunning coastline. Perfect for families, professionals, and retirees, this development combines stylish homes with a desirable location.

Bridlington is a charming seaside town on Yorkshire's east coast, known for its beautiful sandy beaches, historic harbour and vibrant promenade. With a blend of traditional attractions such as amusements arcades, ice cream parlours and stunning coastal walks, it's a haven for outdoor enthusiasts. Bridlington also benefits from excellent schools, a variety of shops and a welcoming community, making it a wonderful place to live.



Entrance



kitchen/Dining/Living area



Kitchen area



Dining area

Accommodation

ENTRANCE HALL

13' 8" x 3' 1" (4.19m x 0.95m)

The entrance hall is light and airy, accessed through a stylish side composite door. Featuring pale grey tile effect LVT flooring that flows seamlessly through most rooms. The space includes a radiator, a convenient storage cupboard housing the gas central heating boiler, loft access and doors leading to all rooms.

OPEN PLAN LOUNGE KITCHEN DINER

18' 2" x 14' 9" (5.54m x 4.51m)

This modern open-plan lounge, kitchen and dining area is flooded with natural light through large rear windows and French doors that open onto the garden, inset spotlighting also lightens the area. The stylish kitchen features wall and base units with an upgraded worktop and upstand along with a 1½ bowl composite sink with a mixer tap sits beneath a window to the side elevation. Integral appliances including a dishwasher, electric oven and fridge

freezer offer a sleek finish. A central island, with additional base and drawer storage, houses a four-ring gas hob and a hanging extractor fan, separating the kitchen from the lounge area. Ample space is provided for a dining table and lounge seating, with a convenient door leading to the utility room.

LAUNDRY ROOM

5' 11" x 4' 1" (1.81m x 1.25m)

A convenient laundry space provides a work surface, along with plumbing and space for a washing machine.

BEDROOM 1

11' 10" x 8' 6" (3.62m x 2.60m)

With a window to the front elevation and radiator.

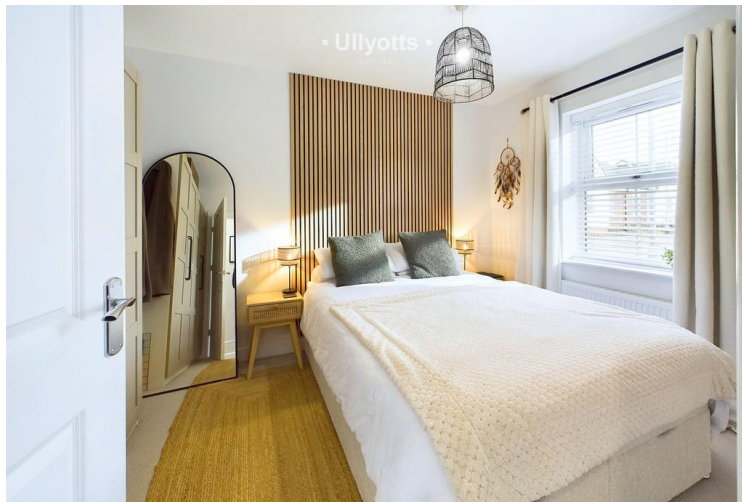
BEDROOM 2

10' 4" x 9' 1" (3.17m x 2.78m)

With a window to the front elevation and radiator.



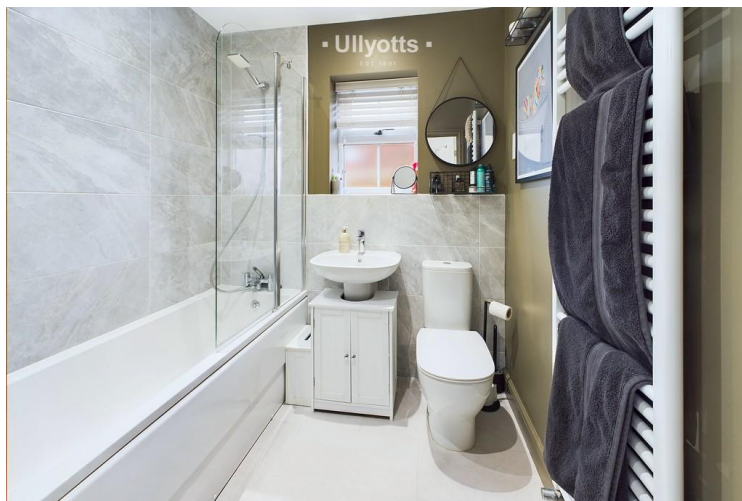
Laundry room



Bedroom 1



Bedroom 2



Bathroom

BATHROOM

6' 7" x 5' 8" (2.02m x 1.75m)

The bathroom features a panelled bath with a glass shower screen and shower attachment, a wash hand basin, WC, an upgraded heated towel ladder, inset spotlighting, and an extractor fan. Partially tiled walls and a side window allows natural light to brighten the space.

PARKING

A paved driveway to the side of the property offers off street parking for at least two vehicles.

GARDEN

To the rear of the property lies a private garden that is spacious and mainly laid to lawn but also benefits from a patio seating area perfect for a seating or dining area. A large bark area at the bottom area provides an area for potted plants to add colour. The front garden benefits from colourful shrubs and plants.

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 B

SERVICES

All mains services are available at the property.



Rear Garden



Rear Garden



Rear Elevation



Garden

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 59m² (635 ft²)



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



24 Towse Pasture



■ Ulllyotts ■

EST 1891



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