



119 Harewood Avenue
Bridlington
YO16 7QD

ASKING PRICE OF

£205,000

3 Bedroom Semi-Detached House



Seating Area



3



1



1



Garage, Off
Road Parking



Gas Central Heating

119 Harewood Avenue, Bridlington, YO16 7QD

This three-bedroom semi-detached home situated on a corner plot, offers spacious and well-planned accommodation. The ground floor features a large entrance hall leading to a bright lounge and a stylish dining kitchen. Upstairs, three generously sized bedrooms and a modern family bathroom provide comfortable living space. The property also offers a low-maintenance garden, off-road parking space and a garage, making it an ideal choice for families or professionals seeking convenience and comfort.

The property is situated on the north side of the town in a sought-after location offering excellent amenities and access to highly regarded schools, including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18). Nearby, the parade of shops on Marton Road provides a convenience store, fish and chip

shop, pharmacy and hairdresser, with an additional convenience store around the corner on Trentham Drive and a play park also close by. The area benefits from a reliable bus route, making it ideal for families.

Bridlington is a picturesque seaside town on the East Yorkshire coast, renowned for its sandy beaches, bustling harbour and being the lobster capital. It offers traditional seaside attractions such as amusements and ice cream parlours, a charming promenade and fresh seafood from its working fishing port. Visitors can explore historic sites like Bridlington Priory, Sewerby Hall and the stunning Flamborough Head cliffs nearby. With a welcoming atmosphere and a mix of leisure and heritage, Bridlington is a delightful spot for relaxation and exploration.



Entrance Hall



Lounge



Kitchen /Dining area



Kitchen /Dining area

Accommodation

ENTRANCE HALL

12' 5" x 5' 10" (3.79m x 1.80m)

The entrance to the property is via a uPVC door into a spacious entrance hall with a window to the side elevation allowing natural light to fill the space, grey wood effect tiled flooring offers a low maintenance flooring that flows through to the kitchen, a radiator, space for coat hanging, a cupboard with shoe storage, a further uPVC door to the rear garden and doors to the downstairs rooms and stairs to the first floor landing.

LOUNGE

16' 7" x 13' 8" (5.06m x 4.18m)

A bright and inviting lounge, filled with natural light from a large front facing window. The stylish grey herringbone vinyl tile flooring and coving adds a contemporary touch. The standout feature of the room is the inset log burner, creating a cosy and welcoming ambiance, while a radiator provides additional warmth.

KITCHEN/DINING AREA

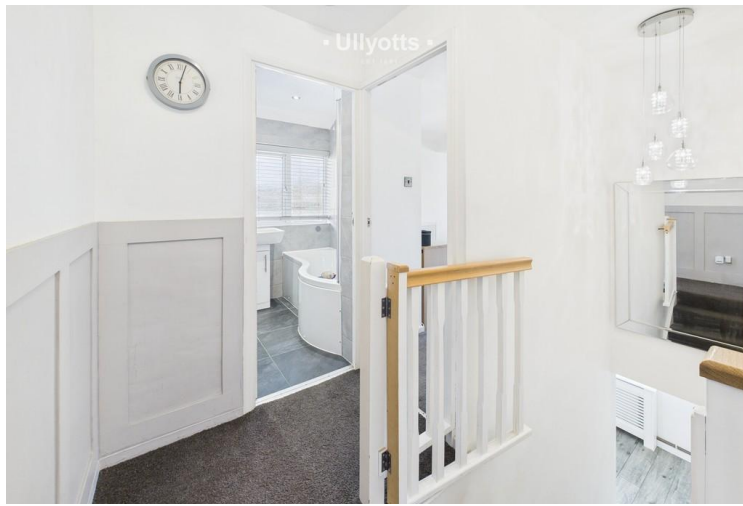
11' 11" x 11' 1" (3.64m x 3.38m)

A modern and stylish kitchen that benefits from a range of matte grey wall, base and drawer units with a worktop over and a brick effect tiled splashback. A grey 1 1/2 bow composite sink and drainer with a mixer tap over sits beneath a window to the rear elevation overlooking the rear garden. Integrated appliances include a double oven, four ring gas hob with extractor fan over, dishwasher and a housed gas central heating combi boiler. Space for further appliances include a washing machine, dryer and a fridge freezer. The space is lit by inset spotlighting, under cabinet lighting and kickboard spotlighting.

FIRST FLOOR LANDING

9' 10" x 4' 6" (3.02m x 1.39m)

The first-floor landing benefits from decorative wall panelling, doors to all upstairs rooms and access to a boarded loft with pull down ladder.



Landing



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 1

13' 6" x 8' 11" (4.14m x 2.72m)

With two windows, one to the side and one to the rear elevation, inset spotlighting above the bed, loft hatch, radiator and storage cupboard with hanging space.

BEDROOM 2

13' 8" x 9' 7" (4.17m x 2.93m)

A spacious second bedroom that is light and airy with a window to the front elevation and a radiator.

BEDROOM 3

10' 7" x 7' 0" (3.23m x 2.14m)

With a window to the side elevation and a radiator.

BATHROOM

6' 9" x 5' 11" (2.08m x 1.82m)

The family bathroom benefits from tiled walls and flooring, a 'P' shaped bath with a thermostatic shower with a double head and glass screen, vanity wash had basin, WC, light up wall mount mirrored storage cupboard, heated towel rail, extractor fan and a window to the rear elevation.

CENTRAL HEATING

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

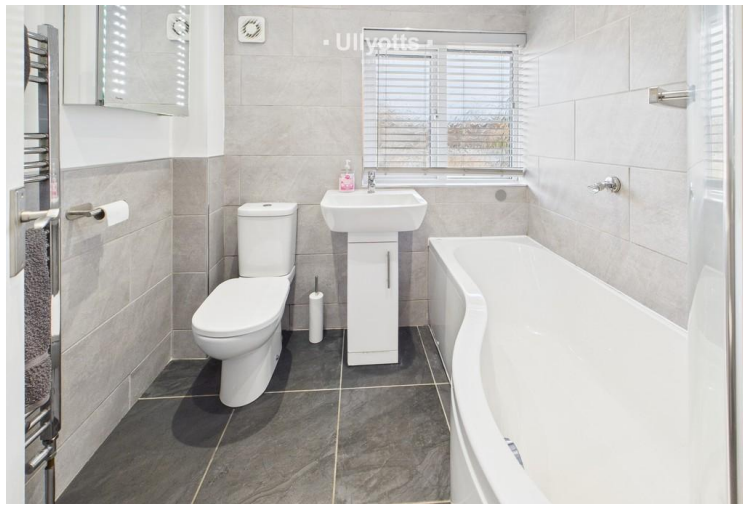
DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

OUTSIDE

To the front, the property sits on a corner plot and benefits from a lawned garden with a pathway and steps to a paved area currently used for bin storage and offers access to the front door.

The rear garden is an enclosed private garden with a fenced boundary and conifers for additional privacy. The garden is low maintenance and has a paved patio area with a pergola for seating and dining during the summer months. Steps up to a further patio area and Astro turf area. Steps up to the personnel door to the garage and gate to parking space and front access to the garage.



Bathroom



Garage



Garden



Patio

GARAGE

16' 4" x 16' 4" (5m x 5m)

The garage benefits from power and light and an electric door. A window to the side and personnel door.

PARKING

To the side of the property, accessed via Trentham Drive, is a paved off street parking space and access to the garage.

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.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED D

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



119 Harewood Avenue



The stated EPC floor area, (which may exclude conservatories),
is approximately 82 sq m (882 ft2)



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