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The Bungalow West Lane
Burton Fleming
YO25 3PW

GUIDE PRICE

£185,000

2 Bedroom Semi-Detached Bungalow

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01262 401401



Garden



2



1



1



Garage, Off
Road Parking



Oil Central Heating

The Bungalow West Lane, Burton Fleming, YO25 3PW

Nestled in the village of Burton Fleming, this delightful semi-detached bungalow offers a lounge, kitchen and a useful utility/conservatory area. With two bedrooms and a bathroom, it provides ideal single level living. Outside, a generous garden with a summer house offers a peaceful retreat, while a garage and off-road parking ensure practicality.

The rural setting of this property is truly delightful and ideal for those looking to get away from the hustle and bustle of the towns, yet being within a relatively short drive of their amenities.

Burton Fleming is in close proximity of Bridlington and Driffield and is situated in the Gypsy Race valley at the heart of the Yorkshire Wolds. Also known as the rolling wolds the inspiration of many David Hockney paintings. The picturesque village has its own war memorial near to the Norman Church of St Cuthbert's and community hall

and benefits from a post office and a play park.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley and Hull to the south, together with some villages. Bus services are available within the town and to other areas.



Entrance Hall



Lounge



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

10' 8" x 2' 11" (3.26m x 0.90m)

The entrance is via a uPVC door to the side of the property into the entrance hall with a radiator, a loft hatch to a fully boarded loft with a pull-down ladder and doors to all rooms.

LOUNGE

16' 2" x 10' 3" (4.94m x 3.14m)

The lounge has a bow window overlooking the front of the property. Elegant coving adds a touch of character, while a radiator ensures year-round comfort. The true centrepiece of the room is the stunning open fireplace, beautifully framed by a decorative tiled hearth and a classic wooden surround.

KITCHEN

12' 5" x 7' 10" (3.81m x 2.39m)

With a range of wall, base and drawer units with a worktop over and tiled splashback, a stainless steel sink and drainer with a mixer tap over, space for an oven and fridge freezer, radiator and a large window and sliding uPVC door which allows natural light to fill the space and

offers access to:

UTILITY / SUN ROOM

9' 5" x 5' 8" (2.89m x 1.73m)

A great addition to the property and offers a light and airy space for seating but is currently used as a utility space with base units and worktop over for an additional working area, space and plumber for a washing machine and dryer, wall mounted oil fired combination boiler, space for coat hanging and a uPVC door to the rear garden.

BEDROOM 1

10' 9" x 9' 2" (3.30m x 2.81m)

With a window to the rear elevation and radiator.

BEDROOM 2

8' 9" x 8' 4" (2.68m x 2.55m)

A fitted dressing area with drawer storage and shelving sits beneath a window to the front elevation. Fitted wardrobe with hanging space and shelving also offers a convenient space for storage.



Utility / Sunroom



Bedroom 1



Bedroom 2

BATHROOM

6' 11" x 5' 3" (2.12m x 1.62m)

The main bathroom offers a panelled bath with tiled surround and electric shower over, wash hand basin, WC, radiator and a window to the side elevation.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

OUTSIDE

The property is set back from the road behind a low-level fence with gated access leading to the driveway and neatly maintained front lawn.

To the side, the spacious driveway provides ample off-road parking and leads to the garage.

The East-facing rear garden features a patio area ideal for dining or relaxing in the sun. A pathway offers easy

access to the garage's personnel door, while the well-kept lawn and summer house create the perfect spot for unwinding with a book or enjoying the peaceful surroundings.

The oil tank is situated behind the garage and the septic tank is in the neighbouring garden.

GARAGE

With double wooden doors to the front, window to the side allowing natural light, power is connected and personnel door onto the rear garden.

PARKING

The driveway to the side of the property offers ample parking and there is also the option of parking in the garage.

TENURE

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



Bathroom



Summer House



Garage



Rear Elevation

SERVICES

Mains Electric and water are available at the property.
Oil Tank for Heating

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

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

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.

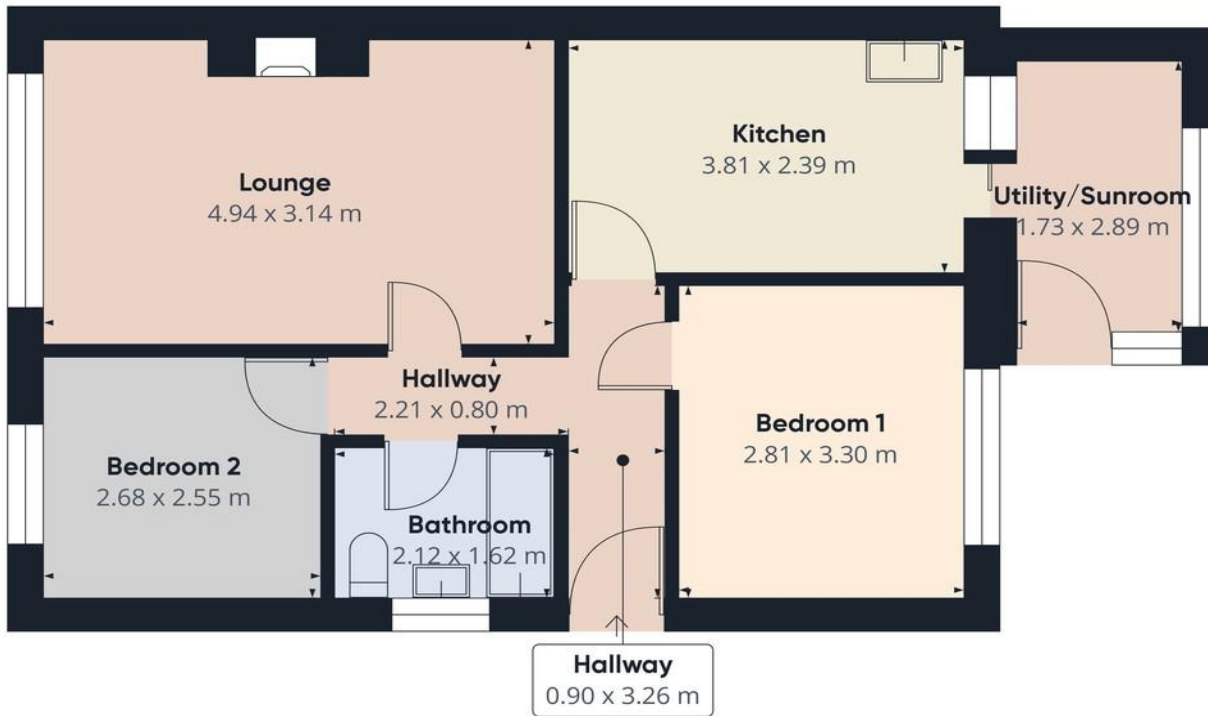
The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

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!

The stated EPC floor area, (which may exclude conservatories),
is approximately 54 m² (581 ft²)

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Approximate total area⁽¹⁾
53.57 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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