

▪ Ulllyotts ▪

EST 1891



17 Eighth Avenue  
Bridlington  
YO15 2LG

ASKING PRICE OF

**£300,000**

3 Bedroom Detached Bungalow

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01262 401401





Garden



3



1



2



Off Road  
Parking



Gas Central Heating

## 17 Eighth Avenue, Bridlington, YO15 2LG

Nestled in the highly sought-after Avenues, this beautifully presented detached bungalow offers stylish and versatile living. The ground floor offers a spacious lounge, a modern kitchen, shower room, two well-proportioned bedrooms, a bright sunroom and a convenient utility room. Upstairs, a generous bedroom with an en-suite and walk in wardrobe area provides a private retreat. An immaculate garden is situated to the rear of the property while off-street parking to the front offers convenience. Offered with no onward chain and in turn key condition, this stunning home is a rare find in a prime location.

The Avenues in Bridlington are situated just north of the town centre between Flamborough Road and the North Beach and is a highly sought-after residential location with excellent amenities. Within immediate walking

distance of the stunning North Side beach and promenade, the area offers easy access to coastal walks. Many properties benefit from sea views and a view of the sea is never far away. Nearby on Flamborough Road, residents can enjoy a Tesco Express, fast-food outlets, fish and chip shop, an international delicatessen, bakery, hairdresser and Seabirds public house.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, working harbour and vibrant promenade. It offers a mix of traditional seaside attractions, independent shops, ice-cream parlours and fresh seafood. The town also offers scenic coastal walks, the stunning Flamborough Head cliffs nearby and cultural sites like Bridlington Priory and Sewerby Hall. With a friendly atmosphere and plenty of leisure activities, Bridlington is an ideal spot for both relaxation and adventure by the sea.





Entrance Hall



Lounge



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

3' 10" x 3' 3" (1.18m x 1.00m)

The main entrance is to the side of the property via a composite door into a small entrance area and glazed door which have been recently replaced and follow throughout the property.

The entrance hall has wood effect laminate flooring, a radiator, fitted shelving and storage cupboards and doors to all downstairs rooms.

### LOUNGE

15' 11" x 12' 6" (4.86m x 3.82m)

A light and airy lounge with a bay window to the front elevation and a window to the side elevation allowing natural light to fill the space, the main focal point is an electric fire with a feature marble hearth and surround, coving and a radiator for added warmth.

### KITCHEN

12' 5" x 10' 9" (3.81m x 3.30m)

A beautifully presented kitchen with a range of wall, base and drawer units with a worktop over, brick effect tiled

splashback and wood effect laminate flooring. Integrated appliances include a Belling double electric oven, a four-ring gas hob, fitted extractor fan, under cabinet lighting, a radiator and a stainless steel sink and drainer with a mixer tap over sits beneath a window to the rear elevation along with a further window to the side elevation and a door into the sun room.

### UTILITY ROOM

8' 3" x 7' 7" (2.53m x 2.32m)

A convenient addition to the property and accessed from the sunroom. The utility benefits from a window to the rear elevation, wood effect laminate flooring, a work surface with undercounter space for a washing machine, dryer and space for an additional fridge or fridge freezer and an extractor fan.

### SUN ROOM

20' 11" x 8' 2" (6.40m x 2.50m)

The sun room is a beautiful light and airy space that is currently used as a further sitting room and dining space. Made from uPVC and brick construction and windows looking over the rear garden and French doors offering



Utility



Sun Room



Bedroom 1



Bedroom 2

access. Two radiators for added warmth making it a usable space year round. Doors to a store cupboard housing the gas central heating boiler, door to the utility room and door to the upstairs bedroom.

### BEDROOM 1

12' 5" x 10' 5" (3.79m x 3.18m)

A spacious master bedroom with a bay window to the front elevation and an additional to the side, radiator, fitted wardrobe storage with sliding mirrored doors, fitted shelving for further storage, coving and a picture rail.

### BEDROOM 2

10' 9" x 9' 3" (3.30m x 2.82m)

With a window to the side and rear elevation, coving, radiator and understairs storage.

### BEDROOM 3

11' 4" x 11' 1" (3.47m x 3.38m)

Access from the sun room, a staircase up to the first floor with a Velux window with offers natural light up the staircase, up to a third bedroom with windows to the side elevation, inset spotlighting, a door to a walk in wardrobe with eaves storage and door to the ensuite shower room.

### ENSUITE SHOWER ROOM

7' 1" x 5' 10" (2.16m x 1.80m)

A modern shower room with a Velux window to the side elevation, grey wood effect laminate flooring, wash hand basin, WC, a quadrant shower with tiled surround, thermostatic shower and inset spotlighting.

### SHOWER ROOM

8' 10" x 7' 5" (2.70m x 2.27m)

A spacious shower room on the ground floor with wood effect laminate flooring, a double shower tray with an electric shower over, tiled walls for easy maintenance, wash hand basin, WC, radiator a window to the side elevation and an airing cupboard.

### 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.





Bedroom 3



Ensuite Shower Room



Shower Room



Rear Elevation

## OUTSIDE

To the front the property sits back from the road behind a low-level wall and hard standing frontage. A recently replaced fence separates the property from next door. Double gates offer access to the side entrance and a further gate offers access to the rear garden. An outside power point and tap also provides convenience.

To the rear lies a private rear garden that is immaculately presented and mainly laid to lawn with colourful shrub and plant borders. A pergola with a paved area offers a peaceful seating area.

## PARKING

To the front, the property offers off street parking for multiple vehicles.

## 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 – C

## ENERGY PERFORMANCE CERTIFICATE - AWAITED

## 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

Regulated by RICS





The stated EPC floor area, (which may exclude conservatories),  
is approximately 113 m<sup>2</sup> (1216 ft<sup>2</sup>)



## 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



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