

▪ Ulllyotts ▪

EST. 1891



4 Givendale Close
Bridlington
YO16 6GQ

ASKING PRICE OF

£190,000

3 Bedroom Semi detached house

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EST 1891

01262 401401



Garden

 3
  1
  1
  Garage, Off Road Parking
  Gas Central Heating

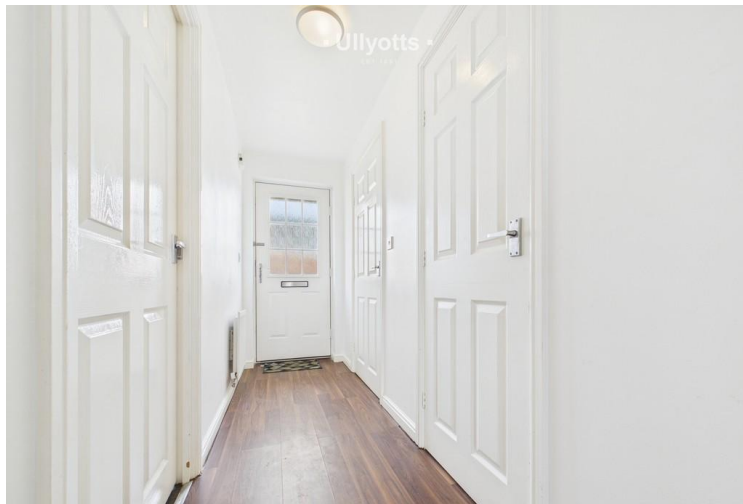
4 Givendale Close, Bridlington, YO16 6GQ

A three-bedroom semi-detached house in the popular location of The Crayke is offered with no onward chain. The property benefits from a dining kitchen, downstairs WC, spacious lounge with uPVC doors onto the rear garden, upstairs offers three bedrooms, one with an ensuite shower room and main family bathroom. A driveway to the side of the property offers parking for at least two vehicles as well as a garage with an electric up and over door.

The Crayke is on the north side of the town and is a sought-after residential area offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short distance away

on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store. The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops, and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Entrance Hall



Lounge



Lounge



Kitchen

Accommodation

ENTRANCE HALL

12' 2" x 3' 6" (3.71m x 1.09m)

Entrance is via a glazed door into the main entrance hall, with wood effect laminate flooring, understairs storage cupboard and doors to all downstairs rooms.

LOUNGE

15' 3" x 13' 7" (4.65m x 4.15m)

The lounge is spacious and airy benefitting from two windows to the rear elevation and a sliding uPVC door allowing immediate access to the garden, the current decor offers a feature wall, wood effect laminate flooring, coving, a radiator for warmth and a staircase to access the first floor landing.

KITCHEN/DINING AREA

12' 2" x 7' 11" (3.71m x 2.42m)

The dining kitchen benefits from a range of wall, base and drawer units with worktop over, tiled splashback and a tile effect vinyl flooring. Fitted appliances include a Zanussi oven, a four-ring gas hob, extractor fan and a dishwasher along with space for a fridge freezer and washing machine. A window to the front elevation allows

natural light, a radiator for added warmth and space for a dining table.

WC

6' 3" x 3' 1" (1.91m x 0.94m)

The convenient downstairs WC has a window to the front elevation, wash hand basin, WC and stick on vinyl tile flooring.

LANDING

With a window to the side elevation, storage cupboard, loft access with a pull down ladder to a part boarded loft and doors to all upstairs rooms.

BEDROOM 1

10' 7" x 8' 5" (3.25m x 2.58m)

With a window to the front elevation, feature wall, fitted wardrobe storage, radiator and a door to the ensuite shower room.

ENSUITE

8' 5" x 3' 3" (2.59m x 1.00m)

With a shower cubicle with thermostatic shower, wash



Kitchen



w/c



Bedroom 1



Ensuite

hand basin, WC and stick on vinyl tiled flooring.

BEDROOM 2

9' 6" x 8' 5" (2.92m x 2.59m)

With a window to the front elevation, feature wall and radiator.

BEDROOM 3

7' 4" x 6' 5" (2.25m x 1.96m)

With a window to the rear elevation, feature wall, fitted shelving and a radiator.

BATHROOM

6' 5" x 6' 3" (1.96m x 1.92m)

The family bathroom offers a panelled bath with an electric shower over, tiled surround and a glass shower screen, hand wash basin, WC, heated towel ladder, a window to the front elevation and tile effect vinyl flooring.

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 lies a small lawned area with a paved pathway to the front entrance. To the side is a driveway that offers access to the garage and gated access to the rear garden.

To the rear the garden is secure and mainly laid to lawn however also benefits from a patio area that is suitable for seating or dining.

GARAGE

The garage benefits from an electric up and over door with power and light connected.

PARKING

Parking is available for at least two vehicles on the driveway to the side of the [property with additional space in the garage.



Bedroom 2



Bedroom 3



Bathroom



Garden

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 - RATED C

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.

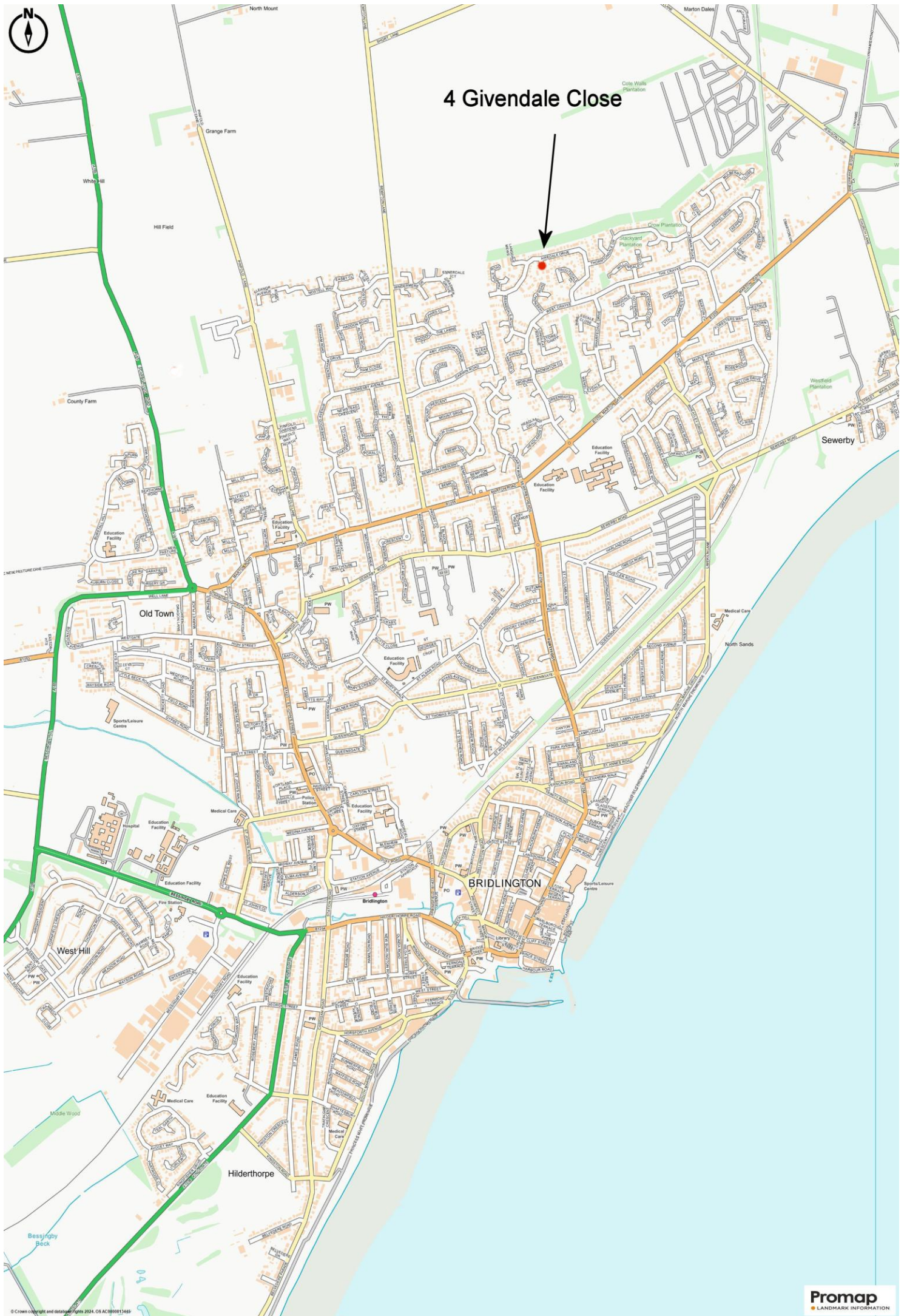
VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS



4 Givendale Close



The stated EPC floor area, (which may exclude conservatories),
is approximately 74 sq m (796 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

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