



20 Avocet Way
Bridlington
YO15 3NT

ASKING PRICE OF

£169,950

2 Bedroom Semi-Detached Bungalow



Garden



20 Avocet Way, Bridlington, YO15 3NT

A two-bedroom semi-detached bungalow, ideally positioned in the sought after location of Avocet Way. This property features a spacious lounge, kitchen, two bedrooms, a shower room and an additional WC. An inner hall provides access to all rooms, while a bright conservatory offers extra living space and views over the garden.

This area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. Local conveniences just a short drive away include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery is close by. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

Bridlington is a charming coastal town offering a relaxed pace of life, scenic seafront promenades, and a traditional harbour. With its award-winning beaches, historic old town, and an array of local shops, cafés, and markets, it's a welcoming place to enjoy leisurely days by the sea. Surrounded by beautiful countryside and with excellent transport links, Bridlington provides the perfect blend of coastal beauty and everyday convenience.



Lounge



Kitchen



Kitchen



Conservatory

Accommodation

ENTRANCE HALL

4' 11" x 4' 4" (1.52m x 1.34m)

Entrance to the property is via a glazed uPVC door leading into the entrance hall, which features a useful storage cupboard and provides access to the WC and lounge.

LOUNGE

19' 7" x 10' 2" (5.99m x 3.12m)

The lounge is a bright and airy space, featuring a window to the front elevation, finished with coving and a radiator and an electric fire with a feature surround it offers a generous layout with potential to accommodate a small dining area if desired. Doors lead through to both the kitchen and inner hall.

KITCHEN

9' 8" x 7' 8" (2.95m x 2.36m)

The kitchen is fitted with a range of white gloss, wall, base and drawer units complemented by a worktop, tiled splashback and tile effect vinyl flooring. A stainless steel sink and drainer with mixer tap is perfectly positioned beneath a side-facing window, alongside a uPVC door

that provides direct access to the garden. Space for appliances and a wall-mounted gas central heating boiler and finished with a radiator.

INNER HALL

5' 8" x 2' 9" (1.73m x 0.86m)

With doors to the bedrooms, shower room and a storage cupboard.

BEDROOM 1

11' 5" x 8' 9" (3.49m x 2.69m)

The first bedroom benefits from a window to the rear door to the conservatory and a radiator.

BEDROOM 2

9' 2" x 8' 11" (2.80m x 2.72m)

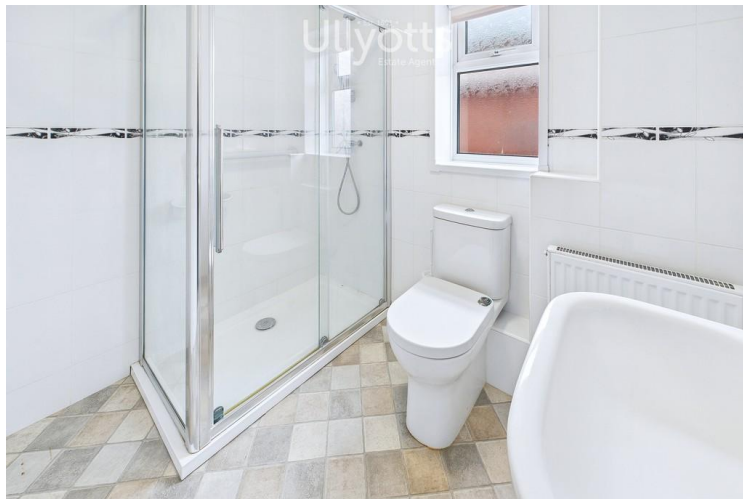
The second bedroom benefits from a radiator and window to the rear.



Bedroom 1



Bedroom 2



Shower Room



WC

SHOWER ROOM

7' 2" x 5' 11" (2.20m x 1.81m)

The shower room includes a window, tiled walls, and tile-effect vinyl flooring. It is fitted with a wash hand basin, WC and a shower cubicle with sliding door, along with a radiator.

WC

6' 7" x 3' 0" (2.01m x 0.93m)

The WC benefits from a vanity wash hand basin, WC and a radiator.

CONSERVATORY

14' 11" x 7' 6" (4.57m x 2.31m)

The conservatory is party brick and uPVC construction with doors onto the garden.

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.

PARKING

To the side of the property a paved driveway provides off road parking with gated access to further parking if required.

OUTSIDE

To the front, the property sits back from the road behind a lawned frontage that is now in need of some landscaping but has great potential. To the rear is an enclosed rear lawned garden with gated access to the front of the property and a garden shed for storage.

TENURE

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



Rear Elevation

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.

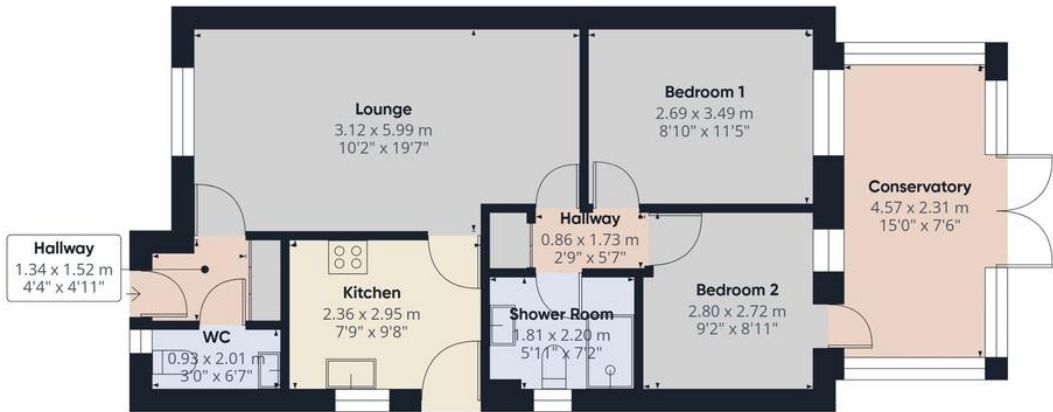
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The digitally calculated floor area is (64.3m2 /691ft2). This area may differ from the floor area on the Energy Performance Certificate.



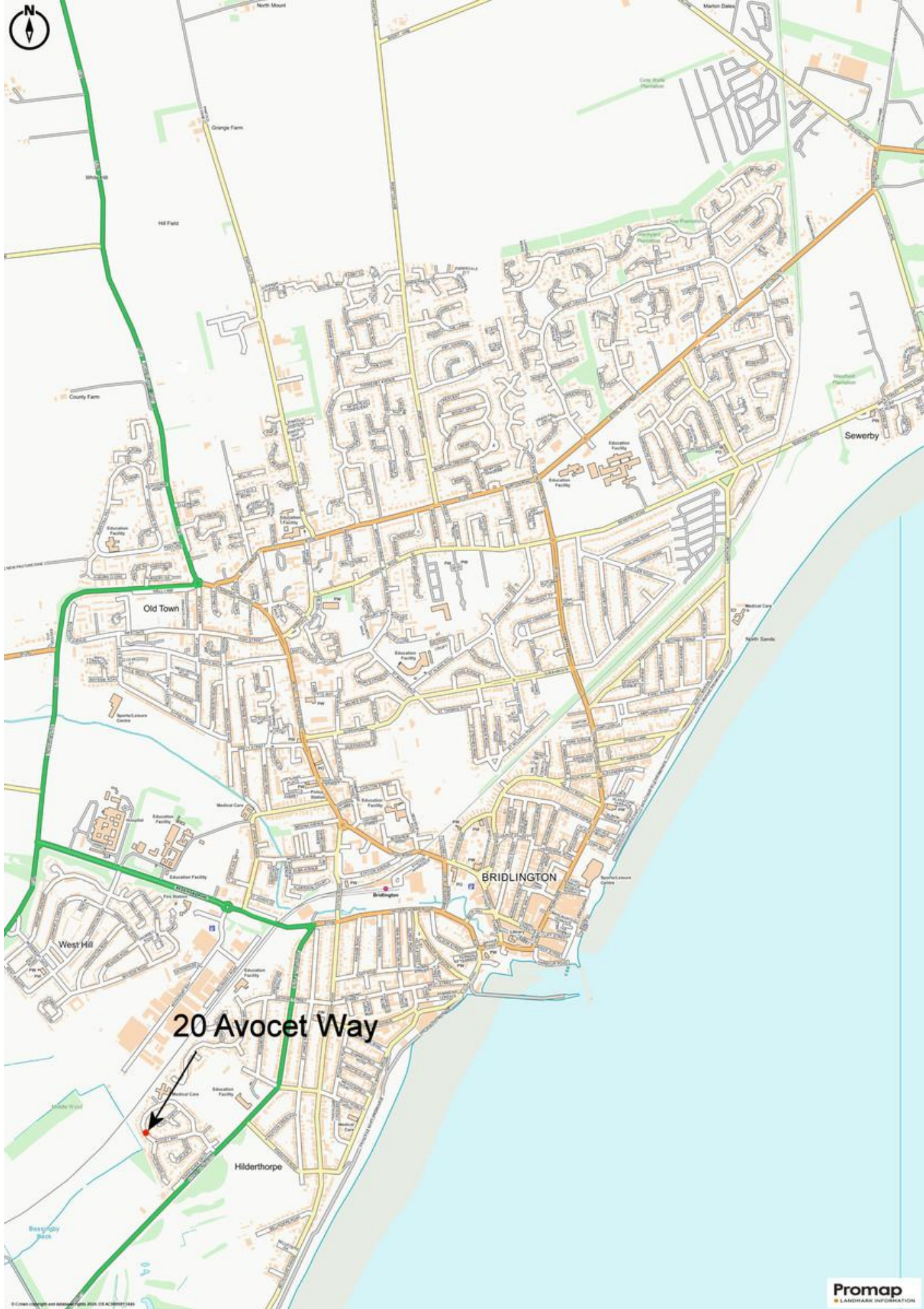
Ulllyotts
Estate Agents

Approximate total area⁽¹⁾
64.3 m²
691 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



20 Avocet Way

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