



11 Byass Avenue
Bridlington
YO16 7JG

OFFERS OVER

£170,000

2 Bedroom Detached Bungalow



Garden

 2
  2
  1
  Off Road Parking
  Gas Central Heating

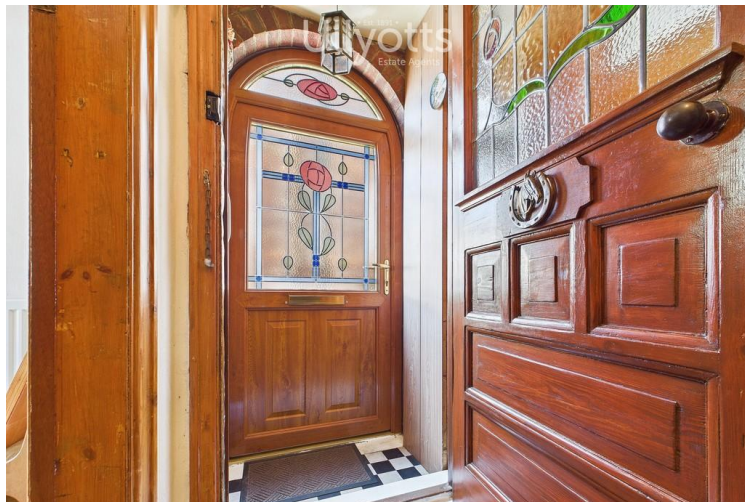
11 Byass Avenue, Bridlington, YO16 7JG

This appealing double fronted detached bungalow features elegant bay windows and a gravelled front garden with off-road parking. Inside, two reception rooms provide versatile living and dining areas, complemented by a kitchen and a bright conservatory overlooking the garden. With two comfortable bedrooms and a modern shower room, this charming home combines style and practicality. Perfectly situated within close proximity to local amenities, it offers comfort and character in a convenient location.

Situated just off Queensgate, Byas Avenue is just north of the town centre and is a well-served location. Nestled between Fortyfoot and St. John's Street, the area benefits from a wide range of amenities, including a nursery, hairdresser, café, fish and chip shop, convenience store and beauticians. Aldi is also within comfortable walking distance. The Queensgate Park is a pleasant green open recreational space. Dukes Park is

the home to Rugby, Football, Tennis and Bowls and is a great open green space.

Set on the stunning East Yorkshire coast, Bridlington combines the charm of a traditional seaside town with all the amenities of modern living. Its award-winning sandy beaches, historic harbour and picturesque promenades offer plenty of opportunities for leisurely strolls and fresh sea air. The town centre is home to a range of shops, cafés, restaurants and everyday services, while local markets and independent boutiques add a welcoming, community feel. Beautiful parks and a nature reserve nearby provide peaceful green spaces and the surrounding countryside is ideal for gentle walks and exploring at your own pace. With good transport links, a thriving cultural scene and year-round events, Bridlington offers a relaxed yet vibrant lifestyle in a beautiful coastal setting.



Door



Hall



Lounge



Accommodation

ENTRANCE HALL

7' 0" x 3' 3" (2.14m x 1.01m)

Access to the property is via a side uPVC stained-glass door with an arched window above, opening into a small porch with a light fitting and tiled flooring. A further wooden stained-glass door leads into the main entrance hall, which features coving, a coat-hanging area, a radiator, and doors leading to the lounge, dining room and inner hall.

LOUNGE

14' 7" x 10' 9" (4.45m x 3.29m)

An inviting lounge featuring a bay window to the front elevation, coving to the ceiling, a radiator, wall lighting, and a gas fire with a marble hearth and a feature surround.

DINING ROOM

11' 4" x 11' 3" (3.47m x 3.43m)

Currently used as an additional sitting area, this versatile room enjoys a window to the rear elevation allowing for plenty of natural light. Coving, a radiator and a gas fire with a stylish feature surround and a door leads directly

through to the kitchen, enhancing the flow of the accommodation.

KITCHEN

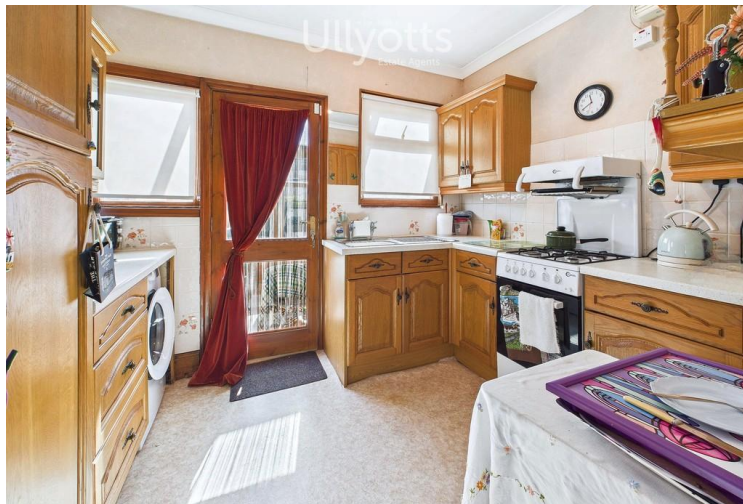
10' 0" x 7' 8" (3.05m x 2.35m)

A kitchen featuring a range of wall, base, drawer and display units with coordinating worktops and tiled splashbacks and vinyl flooring. It is fitted with a stainless steel sink and drainer with taps above and a window to the rear. There is ample space for a fridge/freezer, washing machine and a wall-mounted gas central heating boiler. A door provides convenient access to the conservatory.

CONSERVATORY

8' 6" x 6' 1" (2.60m x 1.87m)

The conservatory is a pleasant addition to the property and is part brick and part uPVC construction with a tiled floor and a door offering access to the garden.



Kitchen



Bedroom 1



Bedroom 2

INNER HALL

5' 4" x 5' 1" (1.65m x 1.57m)

A central hallway providing access to both bedrooms and the shower room. It features a loft hatch leading to a boarded loft for additional storage.

BEDROOM 1

13' 0" x 10' 10" (3.97m x 3.32m)

A spacious and light-filled bedroom featuring a bay window to the front elevation. The room is enhanced by elegant coving, tasteful wall panelling, fitted shelving and a radiator for comfort.

BEDROOM 2

11' 4" x 10' 4" (3.46m x 3.15m)

A second bedroom with a window overlooking the rear elevation, allowing natural light to fill the space. The room features decorative coving, a feature wallpapered wall and a radiator for added comfort.

SHOWER ROOM

7' 1" x 5' 4" (2.16m x 1.65m)

A modern and stylish shower room fitted with a corner shower cubicle featuring a wet wall surround,

thermostatic shower, and sliding doors. It also includes a vanity wash hand basin, WC and partially tiled walls, complemented by tile-effect laminate flooring. A window to the side elevation provides natural light, while a heated towel ladder and wall-mounted mirror complete the space.

CENTRAL HEATING

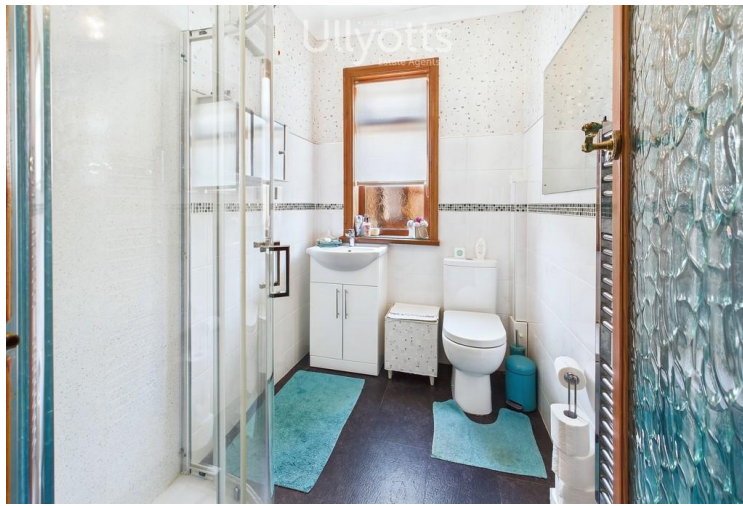
The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

PARKING

Off-street parking is available via double gates to the front side of the property. Additional parking could be created if required by utilizing the gravelled front garden, offering flexible options for multiple vehicles.



Shower Room



Shower Room



Garden



Patio

OUTSIDE

The property is set back from the road behind a low-level wall, with access via double gates to a gravelled front garden and a paved driveway leading to side access. Wooden gates provide entry to the rear garden, which features a hard-standing area for bins. The rear garden combines gravelled areas with colourful shrubs and plants and includes a shed for garden storage. A paved pathway leads to a sunny patio area, ideal for morning seating or dining, offering a pleasant outdoor retreat.

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

Conservatory
2.60 x 1.87 m
8'6" x 6'1"

Kitchen
3.05 x 2.35 m
10'0" x 7'8"

Dining Room
3.43 x 3.47 m
11'2" x 11'4"

Lounge
3.29 x 4.45 m
10'9" x 14'7"

Bedroom 2
3.15 x 3.46 m
10'3" x 11'4"

Shower Room
2.16 x 1.65 m
7'0" x 5'4"

Bedroom 1
3.32 x 3.97 m
10'10" x 13'0"

Hallway
1.57 x 1.65 m
5'1" x 5'4"

Hallway
2.14 x 1.01 m
7'0" x 3'3"

Entry
0.54 x 1.08 m
1'9" x 3'6"

Approximate total area*
69.1 m²
745 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.

GIRAFFE 360

Approximate total area^{no}

(1) Excluding balconies and terraces

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GIRAFFEE 360



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