



13 Amy Johnson Avenue
Bridlington
YO16 6HX

ASKING PRICE OF

£165,000

2 Bedroom Semi-Detached Bungalow



Garden



2



1



1



Garage, Off
Road Parking



Gas Central Heating

13 Amy Johnson Avenue, Bridlington, YO16 6HX

This semi-detached bungalow, offered with no onward chain, is conveniently situated on a bus route and presents an excellent opportunity for buyers looking to put their own stamp on a home. The accommodation includes a comfortable lounge, kitchen, two bedrooms, and a bathroom, along with a conservatory to the rear providing additional living space. Outside, the property benefits from manageable front and rear gardens and off-road parking.

Amy Johnson Avenue is just off the Bempton Lane area in Bridlington and is on the north side of the town in a sought-after location offering excellent amenities. Nearby, the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser. A cut through Aysgarth Rise takes you to the Friendly Forrester public house and eatery, the Co-Op

Supermarket and the North Library just off Martongate. The area benefits from a reliable bus route.

Bridlington is a charming seaside town on the East Yorkshire coast, offering an ideal setting for those looking to retire to the coast. With its beautiful sandy beaches, flat promenades, and scenic coastal views, it's perfect for leisurely walks and relaxed days by the sea. The town has a welcoming community and provides a great range of local amenities, including shops, cafés, restaurants and good public transport links. Bridlington also boasts lovely parks and gardens, a historic harbour, and access to the stunning Flamborough Head coastline, making it a peaceful yet vibrant place to enjoy.



Hall



Lounge



Virtually staged Lounge



Kitchen

Accommodation

ENTRANCE HALL

2' 11" x 1' 10" (0.90m x 0.58m)

Entrance to the property is via a slimline uPVC door leading into a porch area, which in turn opens through a glazed door into the main entrance hall. The hallway benefits from a radiator, loft hatch, and a storage cupboard housing the gas central heating boiler, with doors providing access to all rooms. The floor coverings throughout have been removed, offering a blank canvas for the new owner to add their own choice of flooring and décor, making it an ideal opportunity to personalise the property to individual taste.

LOUNGE

14' 11" x 10' 0" (4.55m x 3.06m)

The lounge is a bright and welcoming space, featuring a bow window to the front elevation that allows plenty of natural light to flood in. It also benefits from a radiator, coving to the ceiling and a feature fireplace, providing a comfortable focal point to the room.

KITCHEN

12' 5" x 8' 3" (3.80m x 2.52m)

The kitchen is fitted with a range of wall, base, and drawer units with worktops over, providing ample storage and preparation space. A stainless-steel sink and drainer with mixer tap is positioned beneath a window to the rear elevation, allowing natural light to fill the room. Additional features include a radiator, two storage cupboards, and two ceiling light fittings, along with a door leading into the sun room, offering easy access to the rear of the property.

SUN ROOM

12' 5" x 12' 1" (3.79m x 3.69m)

The sun room is of part brick and part uPVC construction, creating a bright and airy space to enjoy views of the garden. It features skylights and inset spotlights for additional light, along with a radiator for year-round comfort. A sliding door provides convenient access to the rear garden, making this an ideal spot for relaxation or entertaining.



Sunroom



Virtually staged Sunroom



Bedroom 1



Virtually staged Bedroom 1

BEDROOM 1

10' 4" x 9' 3" (3.17m x 2.83m)

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

BEDROOM 2

10' 2" x 8' 8" (3.11m x 2.66m)

The second bedroom offers a window to the front elevation and a radiator.

BATHROOM

6' 1" x 5' 4" (1.86m x 1.65m)

The bathroom comprises a shorter-length bath with an electric shower, WC and wash hand basin, with tiled walls for easy maintenance. It also features a window to the side elevation, allowing for natural light and ventilation.

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, the property is set back from the road behind a lawned garden and a driveway to the side allowing parking for multiple vehicles.

To the rear lies a garden which is partially paved and lawn with a garden shed for storage and gardening equipment.

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.



Bedroom 2



Virtually staged Bedroom 2



Bathroom



Drive

COUNCIL TAX BAND - 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.

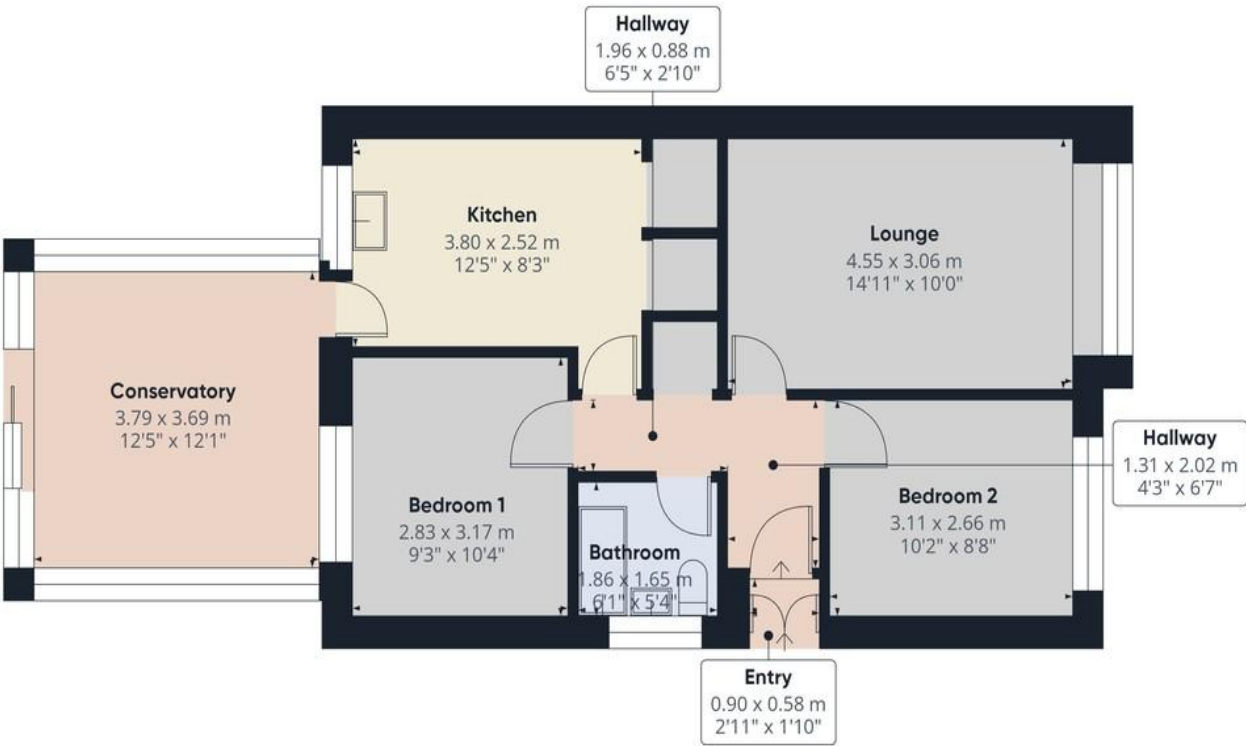
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1.

Regulated by RICS

The digitally calculated floor area is (68.7 m2). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
68.7 m²
740 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



13 Amy Johnson Avenue

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