



48 Harewood Avenue
Bridlington
YO16 7QD

ASKING PRICE OF

£269,950

3 Bedroom Semi-Detached Dormer Bungalow



kitchen Dining Area



3



1



1



Garage, Off
Road Parking



Gas Central Heating

48 Harewood Avenue, Bridlington, YO16 7QD

A beautifully presented and thoughtfully reconfigured semi-detached dormer bungalow, this home has been carefully designed to maximize space and functionality. On the ground floor, a spacious lounge, dining kitchen, a sunroom, a utility room with WC, and a convenient downstairs bedroom. Upstairs, the first floor offers a generous master bedroom with a walk-in wardrobe, a second bedroom and a family bathroom. The property enjoys a fabulous rear garden, two off-road parking spaces and a garage, with every area of the home cleverly utilised by the current owners to create a practical yet stylish living space.

The property is situated on the north side of the town in a sought-after location offering excellent amenities such as the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store around the corner on Trentham Drive and a play park also close

by. The area benefits from a reliable bus route, making it ideal for families or retirees. Although the property is a bungalow, given the space, it could certainly suit a family, the area offers access to highly regarded schools, including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18).

Bridlington is a picturesque seaside town on the East Yorkshire coast, renowned for its sandy beaches, bustling harbour and being the lobster capital. It offers traditional seaside attractions such as amusements and ice cream parlours, a charming promenade and fresh seafood from its working fishing port. Visitors can explore historic sites like Bridlington Priory, Sewerby Hall and the stunning Flamborough Head cliffs nearby. With a welcoming atmosphere and a mix of leisure and heritage, Bridlington is a delightful spot for relaxation and exploration.



Lounge



Kitchen



Kitchen Dining Area



Sun Room

Accommodation

ENTRANCE

4' 0" x 2' 10" (1.23m x 0.87m)

The property is entered via a charming uPVC door featuring a Kingfisher design in the stained glass, leading into an entrance vestibule with access to the downstairs bedroom and the lounge.

LOUNGE

21' 5" x 10' 7" (6.55m x 3.23m)

The lounge is a generous size, featuring a front-facing window, coving, and a radiator. The main focal point is a multi-fuel burner set on a tiled hearth with a feature beam above. The room is further enhanced by two chandelier points and a door leading into the inner hallway.

KITCHEN / DINING AREA

20' 1" x 10' 2" (6.13m x 3.11m)

A beautifully presented kitchen-diner, featuring mosaic tile-effect vinyl flooring and cream wall, base, and drawer units with worktops and a tiled splashback. A double stainless-steel sink with a shower mixer tap is positioned beneath a rear-facing window. Fitted appliances include a double oven, five-ring electric hob with extractor fan,

with space for a dishwasher and an American-style fridge freezer. Inset spotlighting illuminates the kitchen, which opens into the dining area, complete with additional base units, pan drawers, and display units, space for a dining table with a hanging light fitting, a radiator, and a sliding door leading into the sunroom.

SUN ROOM

10' 5" x 7' 1" (3.18m x 2.17m)

The sunroom is of brick and uPVC construction, featuring windows that overlook the garden and a sliding uPVC door providing direct access to the patio area.

BEDROOM

12' 5" x 7' 11" (3.80m x 2.42m)

The ground-floor bedroom features a window to the front elevation and is fitted with a radiator.

UTILITY ROOM

8' 8" x 4' 7" (2.65m x 1.41m)

The utility room features tiled flooring, a vanity unit with a countertop sink, and a WC beneath a side-facing window. There is space for a stacked washer and dryer, as well as a tall storage unit for added practicality.



Ground Floor Bedroom



Utility



Landing



Bedroom

FIRST FLOOR LANDING

14' 0" x 5' 8" (4.28m x 1.74m)

The landing is spacious and filled with natural light from a front-facing Velux window. It features coving, a radiator, and provides access to both first floor bedrooms and the bathroom.

BEDROOM 1

14' 5" x 9' 8" (4.41m x 2.95m)

The master bedroom is a fabulous size, featuring two windows to the rear elevation, wood-effect laminate flooring, a radiator, a storage cupboard with double doors and shelving, and a door leading to the walk-in wardrobe.

WALK IN WARDROBE

9' 8" x 4' 2" (2.97m x 1.28m)

The walk-in wardrobe, a great addition to the master bedroom, offers fitted wardrobes with sliding mirrored doors, additional wall-mounted storage cabinet, space for coat hanging and houses the gas central heating boiler.

BEDROOM 2

13' 10" x 9' 4" (4.23m x 2.86m)

The second bedroom benefits from a window to the front elevation with partial sea views, wood-effect laminate flooring, a radiator, and fitted wardrobes with integrated shoe storage.

BATHROOM

10' 4" x 4' 6" (3.17m x 1.39m)

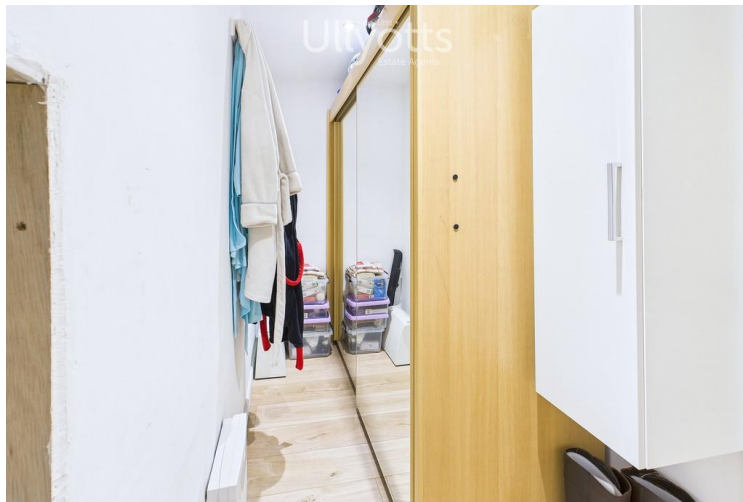
The family bathroom is well presented, featuring tiled walls and grey wood-effect herringbone vinyl flooring. It includes a vanity wash hand basin with WC, a curved panelled bath with a glass screen and a double-head thermostatic shower. Additional features include a window to the side elevation, inset spotlights, an extractor fan, and a heated towel ladder.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.



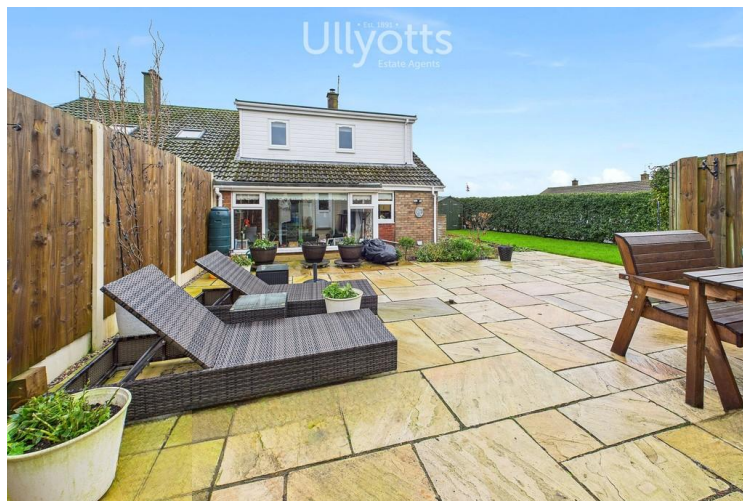
Walk in Wardrobe



Bedroom 2



Bathroom



Rear Elevation

PARKING/GARAGE

18' 3" x 8' 10" (5.58m x 2.70m)

An elevated parking area is located to the rear of the property, with paved parking for two vehicles in front of the garage and gated access to the garden. The garage features wooden double doors, power and lighting, and a personnel door leading into the garden. Although the owners currently use the garage for storage and do not use the main doors, these could easily be restored for vehicle access if required.

OUTSIDE

To the front, there is an expanse of lawned garden bordered with colourful shrubs and plants, with a pathway leading to the front entrance and a gateway to the side garden.

The rear garden is well planned, featuring a patio area suitable for dining or seating, along with a log store. Railway sleepers have been used to create flower beds edging the raised section of the garden, with a green lawn to the side enclosed by hedges. A garden shed provides additional storage, and steps lead up to a spacious patio area, ideal for relaxing, dining, or entertaining. The patio also includes a pergola for

covered enjoyment. The garden also provides access to the driveway and garage.

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 D

The digitally calculated floor area is 102 sq m (1,098 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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



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