



18 Thoresby Avenue  
Bridlington

YO16 7EL

ASKING PRICE OF

**£199,950**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01262 401401





Garden



3



2



1



Garage, Off  
Road Parking



Gas Central Heating

## 18 Thoresby Avenue, Bridlington, YO16 7EL

This immaculate three-bedroom semi-detached house on Bridlington's northside features a spacious open-plan lounge and dining area, kitchen and three well-sized bedrooms. The home includes a family bathroom and is complemented by a beautifully presented garden, perfect for outdoor relaxation and entertaining. Ideal for families, it offers both comfort and style in a sought-after location.

Thoresby Avenue is located in the Danescroft residential estate on the north side of Bridlington, just off Bempton Lane. The locality is served by local buses and its own convenience store in Trentham Drive and other shops can be found on Marton Road and Martongate respectively, which provide a takeaway, Post Office, pharmacy and a nationally name supermarket. The town centre lies approximately 1.25 miles away to the south.

The schools that serve the local area are Martongate primary school and Headland Secondary school and are

both within walking distance.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm. The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.





Entrance Hall



Lounge / diner



Dining Area



Kitchen

## Accommodation

### ENTRANCE HALL

Entrance via a glazed uPVC door into the main entrance hall with a tiled area, window to the front elevation, coat hanging space, inset spotlighting, radiator, stairs to first floor landing and door to:

### LOUNGE

17' 6" x 10' 0" (5.34m x 3.07m)

With a window to the rear elevation, gas fire with raised tiled hearth, inset spotlighting, radiator and open plan to:

### DINING ROOM

9' 10" x 8' 9" (3.001m x 2.677m)

With a window to the front elevation, inset spotlighting, radiator, understairs storage housing the gas and electric meter and door to:

### KITCHEN

11' 0" x 10' 2" (3.365m x 3.114m)

With a window and uPVC door to the rear onto the

garden. A range of wall and base units with work top over. Electric oven, hob and built-in extractor fan. Stainless steel sink and drainer with mixer tap over. Space for washing machine, fridge freezer, built in dishwasher and house gas central heating boiler. Inset spotlighting, tiled floor and radiator.

### FIRST FLOOR LANDING

with a window to the front elevation, storage cupboard, radiator and doors to all rooms:

### BEDROOM 1

14' 2" x 12' 3" (4.339m x 3.734m)

With a window to the rear elevation overlooking the rear garden, radiator and loft access with pull down ladder.

### BEDROOM 2

14' 2" x 8' 4" (4.331m x 2.560m)

With a window to the rear elevation overlooking the garden and radiator.



Landing



Bedroom 1



Bedroom 2



Bedroom 3

### BEDROOM 3

10' 0" x 7' 2" (3.052m x 2.192m)

With a window to the front elevation with a partial sea view and radiator.

### BATHROOM

7' 7" x 5' 4" (2.335m x 1.643m)

With a window to the front and side elevation, P shaped bath with thermostatic shower over, WC, wash hand basin, tiled walls, radiator and extractor fan.

### OUTSIDE

The property is approached by a long driveway to the side, with a gravel set forecourt patio garden, suitable for additional parking. The house has a south facing aspect and the driveway leads along to a substantial detached garage.

To the rear is a beautifully presented garden with fenced boundary, hard standing area that is suitable

for a dining table for during the summer months, steps up to a good sized lawned area with pathway to a raised patio with summer house.

### GARAGE

With up and over door, power and light.

### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

### CENTRAL HEATING

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

### TENURE

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

### COUNCIL TAX BAND - B

### ENERGY PERFORMANCE CERTIFICATE - RATED D





Bathroom



Garden



Summerhouse



Garage

## SERVICES

All mains services are available at the property.

## 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.

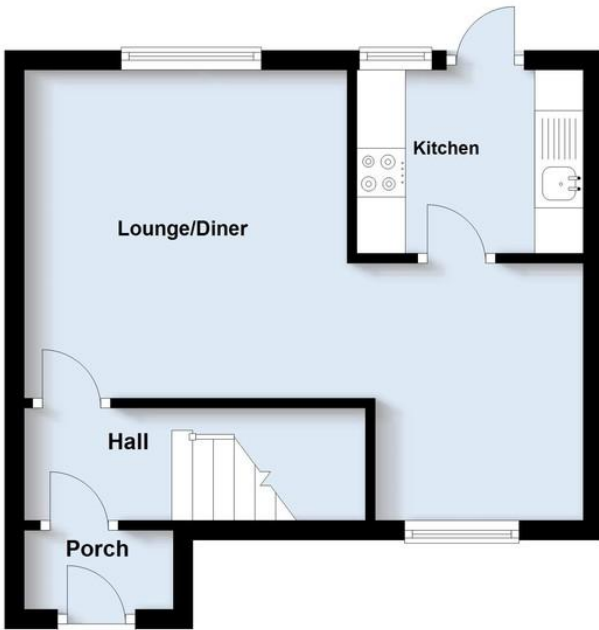
## VIEWING

Strictly by appointment with Ulllyotts 01262 401401  
option 1

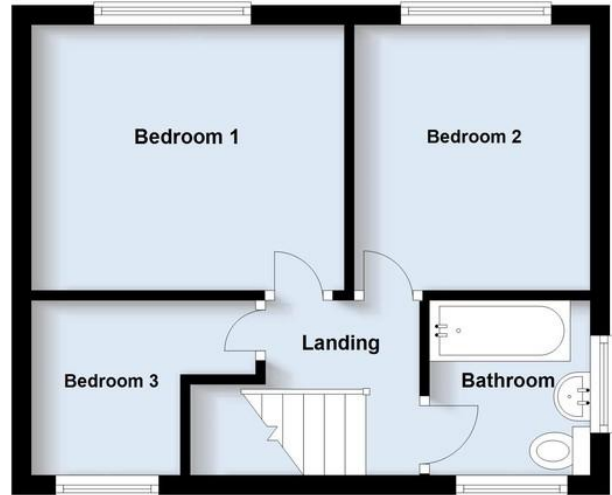
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 83 m2 (893 ft2)

### Ground Floor








### First Floor



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EST 1891



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