

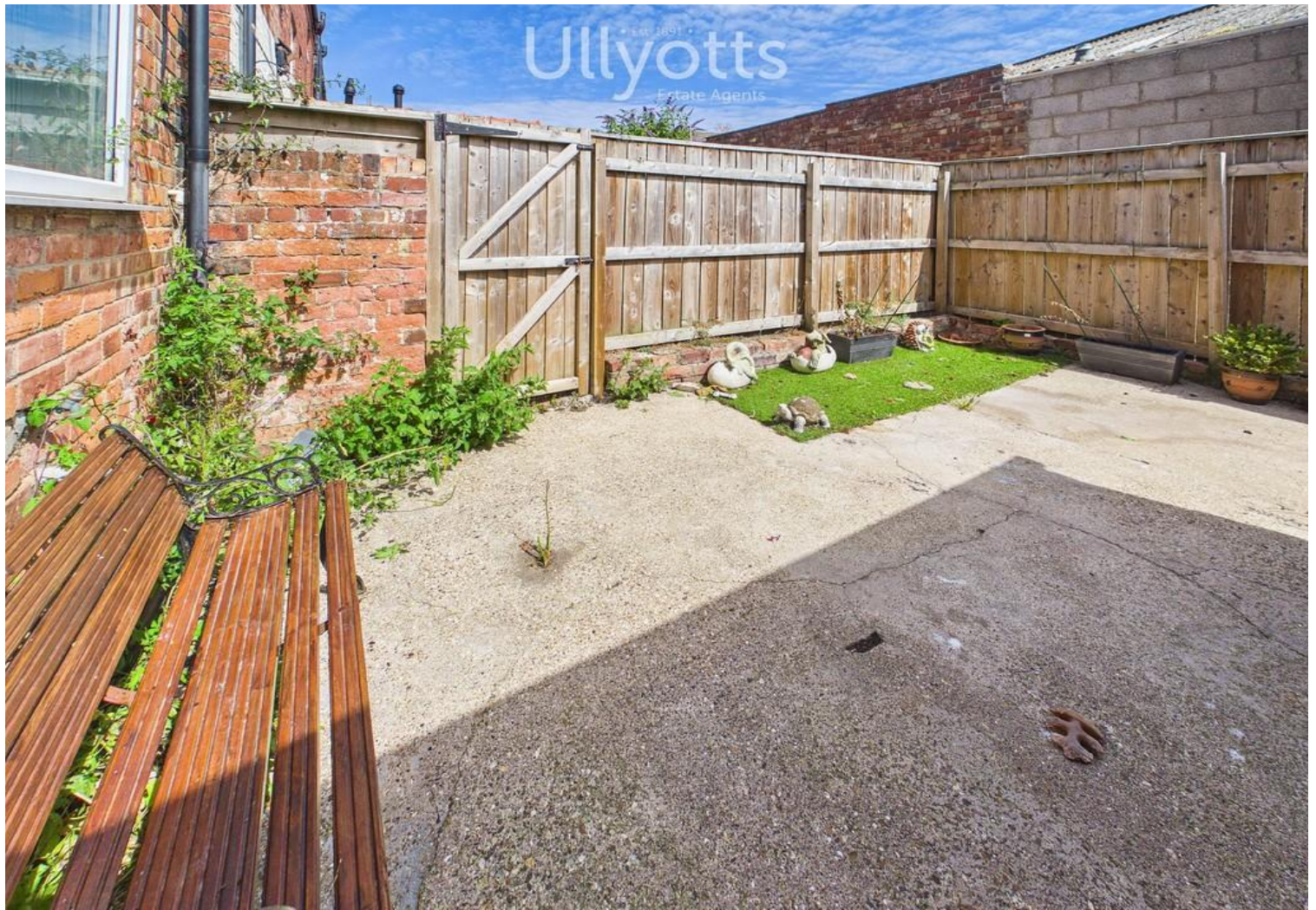


12 Havelock Crescent
Bridlington
YO16 4JQ

ASKING PRICE OF

£115,000

2 Bedroom End Terraced House



Rear Yard



2



1



1



On Road
Parking



Gas Central Heating

12 Havelock Crescent, Bridlington, YO16 4JQ

Positioned within easy reach of a wide range of local amenities, this end-terrace home offers an excellent opportunity for first-time buyers, downsizers or investors alike. The property provides well-proportioned accommodation comprising a welcoming lounge, a fitted kitchen, two comfortable bedrooms and a bathroom. Externally, an enclosed east-facing courtyard enjoys the morning sunshine, creating an ideal spot to relax with a coffee or enjoy outdoor seating.

Havelock Crescent is close to the town centre which is a convenient location. Nearby are convenience stores and supermarkets including Morrisons, Aldi, Spar, and One Stop. Dining options feature a range of restaurants just around the corner on St Johns

Street, including Chinese and Indian cuisine, as well as popular fish and chips and pizza takeaways. A nearby parade of shops on Quay Road offers a fruit and veg shop, convenience store including a post office, a butcher and hairdresser, ensuring all essentials are within easy reach.

Bridlington is a picturesque coastal town on the East Yorkshire coast, known for its golden beaches, scenic promenades, and historic charm. The vibrant Old Town offers independent shops, cafés, and galleries, while the seafront hosts regular events and entertainment at the Spa. With easy access to nature reserves, walking trails, and local amenities, Bridlington blends coastal beauty with a welcoming community feel.



Entrance Hall



Lounge



Kitchen/Dining Area



Rear Lobby/Store

Accommodation

ENTRANCE HALL

12' 2" x 3' 8" (3.71m x 1.14m)

A uPVC entrance door opens into the entrance hall, featuring a radiator, staircase leading to the first floor landing, and doors providing access to the ground floor accommodation.

LOUNGE

10' 2" x 12' 11" (3.11m x 3.94m)

A bright and inviting reception room featuring a bay window to the front elevation, allowing plenty of natural light to flood the space. The room benefits from a radiator, decorative coving, a stylish feature wallpapered wall and a central chandelier point.

KITCHEN/DINING AREA

14' 2" x 12' 2" (4.32m x 3.71m)

With a range of wall and base units with work top over, tiled splash back, 1 1/2 bowl sink with drainer and mixer tap over, space for washing machine and oven, wall mounted gas central heating boiler,

window to rear elevation, understairs storage, vinyl flooring and radiator.

REAR LOBBY / STORE

5' 6" x 4' 5" (1.7m x 1.35m)

A timber door opens into a useful rear lobby, providing fitted shelving and practical storage space for household items such as a mop, vacuum cleaner and recycling bins, before leading out to the enclosed rear yard.

FIRST FLOOR LANDING

A split level landing with window to rear elevation, loft hatch and doors to all upstairs rooms.

BEDROOM 1

12' 2" x 11' 5" (3.73m x 3.48m)

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



Landing



Bedroom 1



Bedroom 2

BEDROOM 2

11' 8" x 10' 11" (3.56m x 3.35m)

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

BATHROOM

8' 9" x 7' 1" (2.67m x 2.18m)

Fitted with a modern white suite comprising a panelled bath with a thermostatic shower over and wet wall surround, wash hand basin with tiled splashback and a WC. The room further benefits from a radiator, attractive wood-effect vinyl flooring and a window to the front elevation, allowing for plenty of natural light and ventilation.

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.



Bathroom

OUTSIDE

To the front, the property sits behind a low-level boundary wall with a shallow forecourt. Gated pedestrian access to the side leads through to the enclosed, east facing rear yard, which is securely fenced with fencing installed by the current owner. The yard also benefits from a useful brick-built outbuilding, providing excellent additional storage.

TENURE

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

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED D

SERVICES

All mains services are available at the property.



Rear Yard

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.

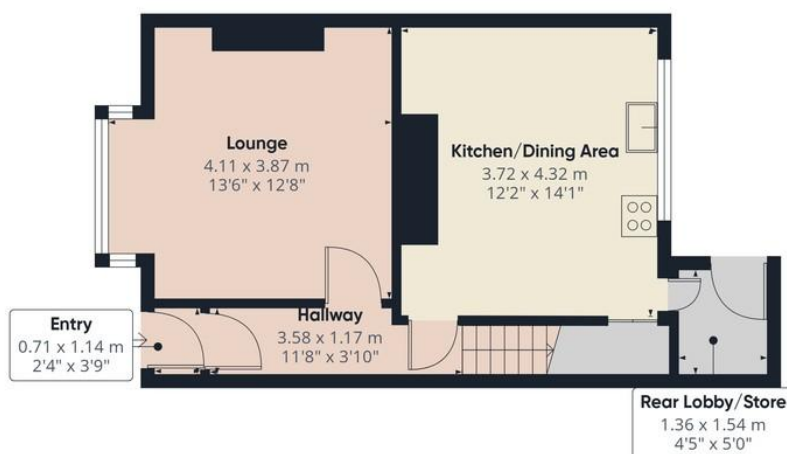
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
- Option 1.

Regulated by RICS

The digitally calculated floor area is (71 m²/765 ft²). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Approximate total area^(b)

71 m²

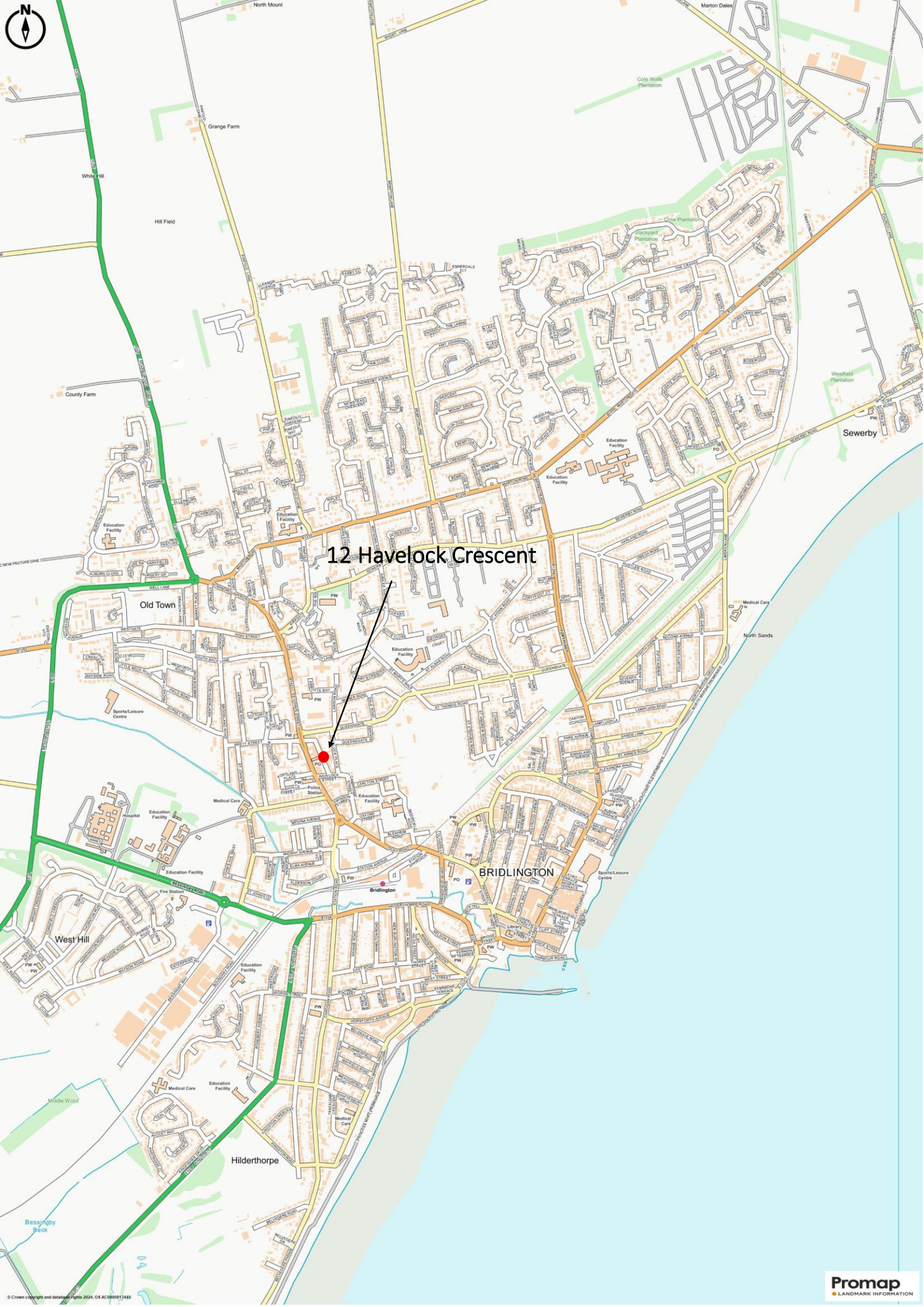
765 ft²

(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





12 Havelock Crescent

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