



32 Scarborough Crescent
Bridlington

YO16 7PB

ASKING PRICE OF

£165,000

2 Bedroom Semi-Detached Bungalow



Garden



32 Scarborough Crescent, Bridlington, YO16 7PB

This beautifully presented two-bedroom semi-detached bungalow offers comfortable living throughout. Featuring a spacious and inviting lounge, a well-appointed kitchen, two bedrooms, and a bathroom. Externally, the home offers immaculate gardens to both the front and rear, providing a peaceful outdoor retreat, along with the added benefit of a garage. This charming bungalow combines practicality with excellent presentation, making it a truly desirable home.

The Scarborough Crescent area is situated on the north side and to the edge of the town and is a convenient location, ideal for those seeking a well-connected community. Local amenities include a convenience store, Starbucks Coffee to go and Greggs within the fuel station and easy access to Bridlington's historic Old Town is a charming and

characterful location, steeped in history and offering many amenities. Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by cafes, public houses, antique shops, an art gallery, opticians, beauticians, and a florist. With its picturesque, cobbled streets, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience.

Located very close to the bus route just a short walk onto Scarborough Road.

Bridlington offers the charm of a classic Yorkshire seaside town with the convenience of modern living. Its award-winning sandy beaches, bustling harbour, and picturesque Old Town create a welcoming atmosphere for residents of all ages.



Entrance Hall



Lounge



Lounge



Fireplace

Accommodation

ENTRANCE HALL

4' 11" x 4' 5" (1.50m x 1.36m)

Entrance via a stained glass uPVC door into an entrance hall and tiled flooring leading to the front door with a storage cupboard housing the gas central heating boiler.

Doors to the Lounge and Kitchen.

LOUNGE

16' 5" x 12' 4" (5.01m x 3.78m)

A bright, south-facing room with a window to the front elevation, featuring a radiator, gas fire with an attractive marble surround, decorative coving, and a door leading to the inner hall.

KITCHEN

10' 5" x 5' 8" (3.18m x 1.73m)

Fitted with a range of wall and base units with drawers, complementary worktops and tiled walls. Incorporating a stainless-steel sink and drainer with mixer tap and window above, radiator, and space for

an oven, washing machine, and fridge freezer. uPVC door to the side and useful pantry.

INNER HALL

6' 2" x 4' 5" (1.90m x 1.36m)

Inner hallway with doors to both bedrooms and bathroom.

storage cupboard and loft hatch leading to a boarded loft.

BEDROOM 1

13' 4" x 10' 8" (4.08m x 3.26m)

Double bedroom with window to the rear overlooking the garden, featuring coving and a radiator.

BEDROOM 2

9' 2" x 8' 3" (2.80m x 2.54m)

With window and uPVC door to the garden, featuring a radiator and coving.



Kitchen



Bedroom 1



Bedroom 2



Bathroom

BATHROOM

6' 3" x 5' 6" (1.91m x 1.70m)

Bright bathroom with a window to the side elevation, tiled walls and floor.

Bath with electric shower over and wash hand basin, wc, and radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING/GARAGE

14' 5" x 8' 0" (4.41m x 2.46m)

with power lights and an up and over door.

And off road parking to the drive

GARDEN

A beautifully maintained and well-presented garden, featuring a central paved pathway leading through two neatly kept lawn areas, bordered by attractive planting beds. The garden is designed for low maintenance with decorative gravel sections, mature shrubs, and established hedging providing a good degree of privacy. There is a paved patio area to the rear, ideal for outdoor seating and entertaining, all enclosed by timber fencing.

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



Garden



Rear Elevation



Garage



Baylegate Bridlington

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 Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 65.7 sq m (706 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area¹⁾
65.7 m²
706 ft²

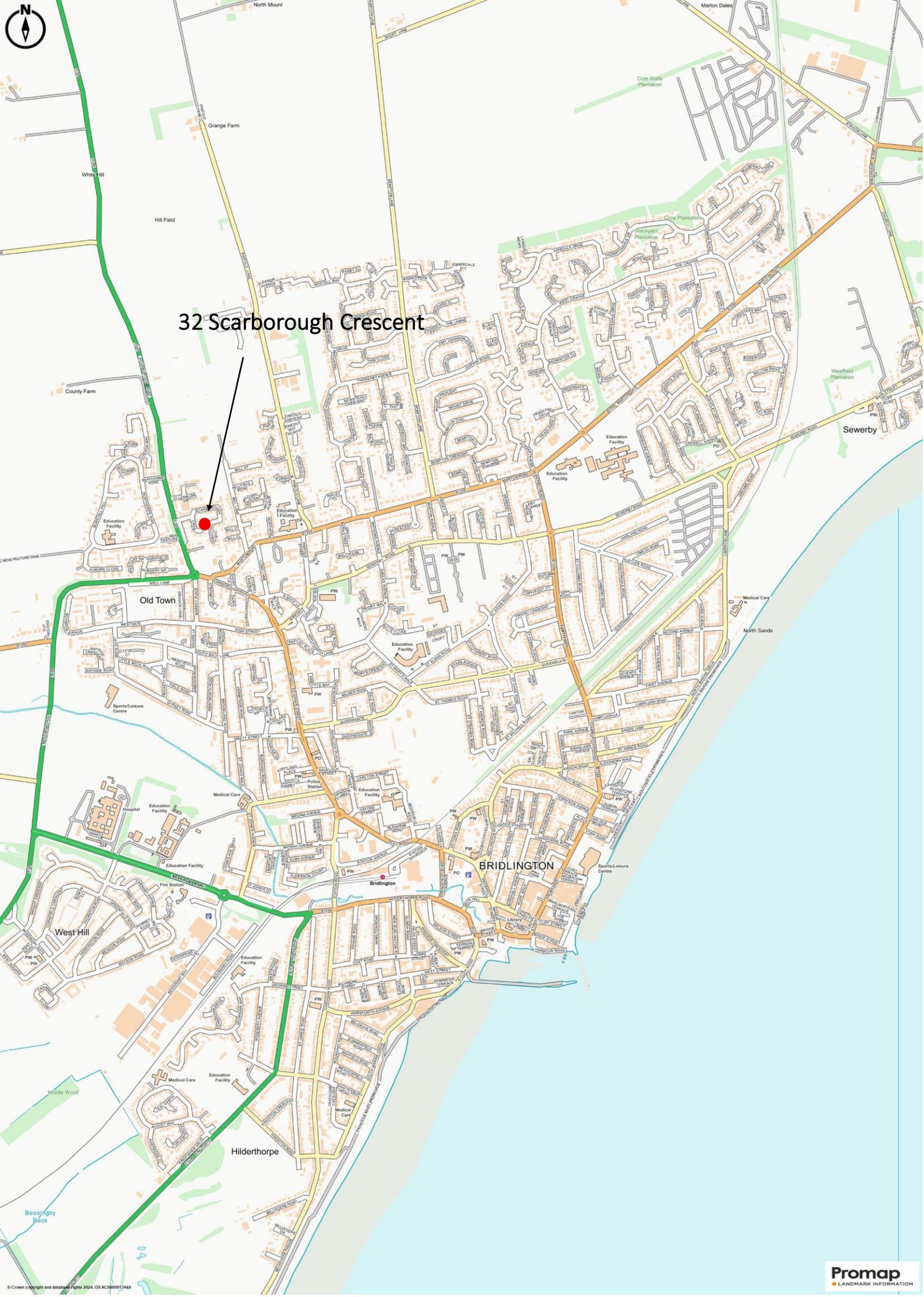
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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