



8 Tintern Avenue  
Bridlington

YO16 6GA

ASKING PRICE OF

**£250,000**

**3 Bedroom Detached Bungalow**



Lounge



3



1



2



Garage, Off  
Road Parking



Gas Central Heating

## 8 Tintern Avenue, Bridlington, YO16 6GA

Situated in a pleasant cul-de-sac on the north side of Bridlington, this well-presented three-bedroom detached bungalow offers comfortable and well-planned accommodation. The property features a spacious lounge diner, fitted kitchen, three bedrooms including a master bedroom with ensuite, family bathroom and a bright sunroom overlooking the rear garden. Externally there is a low-maintenance rear garden together with off-road parking and a garage, making this an attractive home in a quiet residential location.

Tintern Avenue is situated within The Crayke which is a sought-after residential area offering excellent amenities and convenient access to local attractions. Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forrester eatery and public house. Other amenities that serve the area are just a short distance away on Marton Road, such as a pharmacy, fish and chips shop, hairdressers, post office are also convenient. The Crayke benefits from a play park

and is positioned within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. If residents do not have use of a vehicle, the well serviced bus route has a regular timetable in the area.

Bridlington blends the best of coastal living with a warm, welcoming community spirit. Known as the lobster capital of Europe, the town's thriving harbour and fresh seafood heritage give it a character all its own. Its award-winning beaches, charming promenades and easy access to the rolling Yorkshire Wolds create an enviable backdrop for everyday life. With excellent schools, reliable transport links and a relaxed pace that appeals equally to families, professionals and retirees, Bridlington offers a lifestyle that feels both wholesome and wonderfully uncomplicated. It's the kind of place where children can grow up by the sea, neighbours still say hello, and every day feels just a little like a holiday.



Entrance Hall



Lounge



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

4' 11" x 3' 9" (1.50m x 1.15m)

Entrance to the property is via a glazed uPVC door with an arched window, with windows to either side and an additional side-facing window allowing plenty of natural light. The entrance hall features a radiator, space for coat hanging and shoe storage, wood-effect vinyl flooring and a door leading through to the lounge.

### LOUNGE

17' 5" x 16' 6" (5.31m x 5.03m)

The lounge diner is a generous size, benefiting from dual- aspect windows to the front and side elevations, allowing plenty of natural light. An electric fire with an attractive feature surround provides a pleasant focal point, complemented by two radiators for additional warmth. The room includes coving, space for a dining table, and doors leading to both the kitchen and the inner hall.

### KITCHEN

12' 7" x 7' 4" (3.84m x 2.25m)

The kitchen features a range of cream wall, base, and drawer units paired with a wood- effect worktop, complemented by a tiled splashback and wood- effect vinyl flooring. A 1½ stainless- steel sink and drainer with mixer tap is positioned beneath a bow window to the front elevation, with a uPVC door providing access to the side of the property. Integrated appliances include a double oven, induction hob, and fitted extractor fan. Additional features include a kickboard heater and a radiator, while there is space for a fridge- freezer and washing machine.

### INNER HALL

The inner hall provides access to all bedrooms and the bathroom, with a loft hatch offering entry to a boarded loft space, complete with a pull- down ladder for convenience.



Bedroom 3/Dining Room



Sunroom



Bedroom 1



Ensuite

### **BEDROOM 3/DINING ROOM/ OFFICE**

8' 3" x 6' 5" (2.52m x 1.96m)

The third bedroom, currently used as a home office but could also double as a dining room, benefits from a radiator, overhead storage, and uPVC French doors that open directly into the sun room, creating a bright and versatile space.

### **SUNROOM**

13' 6" x 8' 0" (4.13m x 2.46m)

The sun room is constructed with park brick and uPVC, featuring French doors that open onto the garden, providing pleasant views across the rear outdoor space.

### **BEDROOM 1**

13' 9" x 8' 11" (4.20m x 2.72m)

The master bedroom is a light and airy space, featuring a window to the rear, a radiator, and a door leading through to the en-suite shower room.

### **ENSUITE**

6' 4" x 4' 5" (1.94m x 1.37m)

The en-suite benefits from a window to the side elevation, along with tiled flooring and tiled walls. It

features a vanity wash hand basin with WC, topped with a wall-mounted mirror, and a shower enclosure with a thermostatic shower. Additional fittings include an extractor fan and a heated towel ladder. A door to the airing cupboard, which houses the hot water tank and provides useful storage space for linen and towels.

### **BEDROOM 2**

11' 7" x 8' 4" (3.54m x 2.55m)

The second bedroom features a window to the rear elevation, along with fitted wardrobe storage, including overhead cupboards, bedside storage, fitted shelving and a radiator.

### **BATHROOM**

6' 2" x 5' 6" (1.89m x 1.69m)

The main bathroom offers a sleek finish, featuring tiled walls and flooring. It includes a panelled bath with a glass screen and electric shower, a WC, and a vanity wash hand basin with a fitted mirror that incorporates overhead spotlighting. Additional features include a heated towel ladder and an extractor fan.



Bedroom 2



Bathroom



Garage



Garden

### **PARKING/GARAGE**

17' 2" x 8' 4" (5.25m x 2.56m)

To the side of the property, a driveway-part pressed concrete and part paved-leads to the garage.

The garage features an up- and- over door, along with power and lighting, and includes a personnel door providing access to the garden.

### **GARDEN**

The garden is designed for low maintenance, featuring a gravelled area with paved borders and a paved space ideal for outdoor seating or dining. There is also ample room to accommodate a greenhouse, making it both practical and versatile.

### **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 - D**

### **ENERGY PERFORMANCE CERTIFICATE - AWAITED**

#### **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.

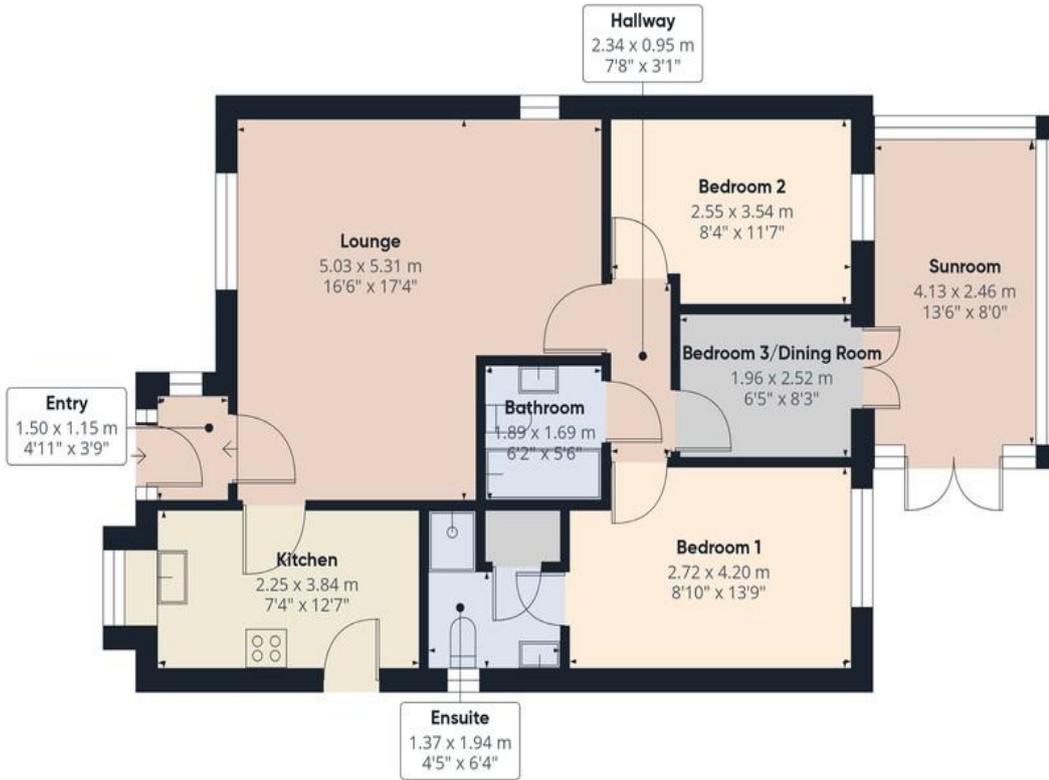
Floor plans are for illustrative purposes only.

#### **VIEWING**

Strictly by appointment with Ulyyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 93 sq m (1,002 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1

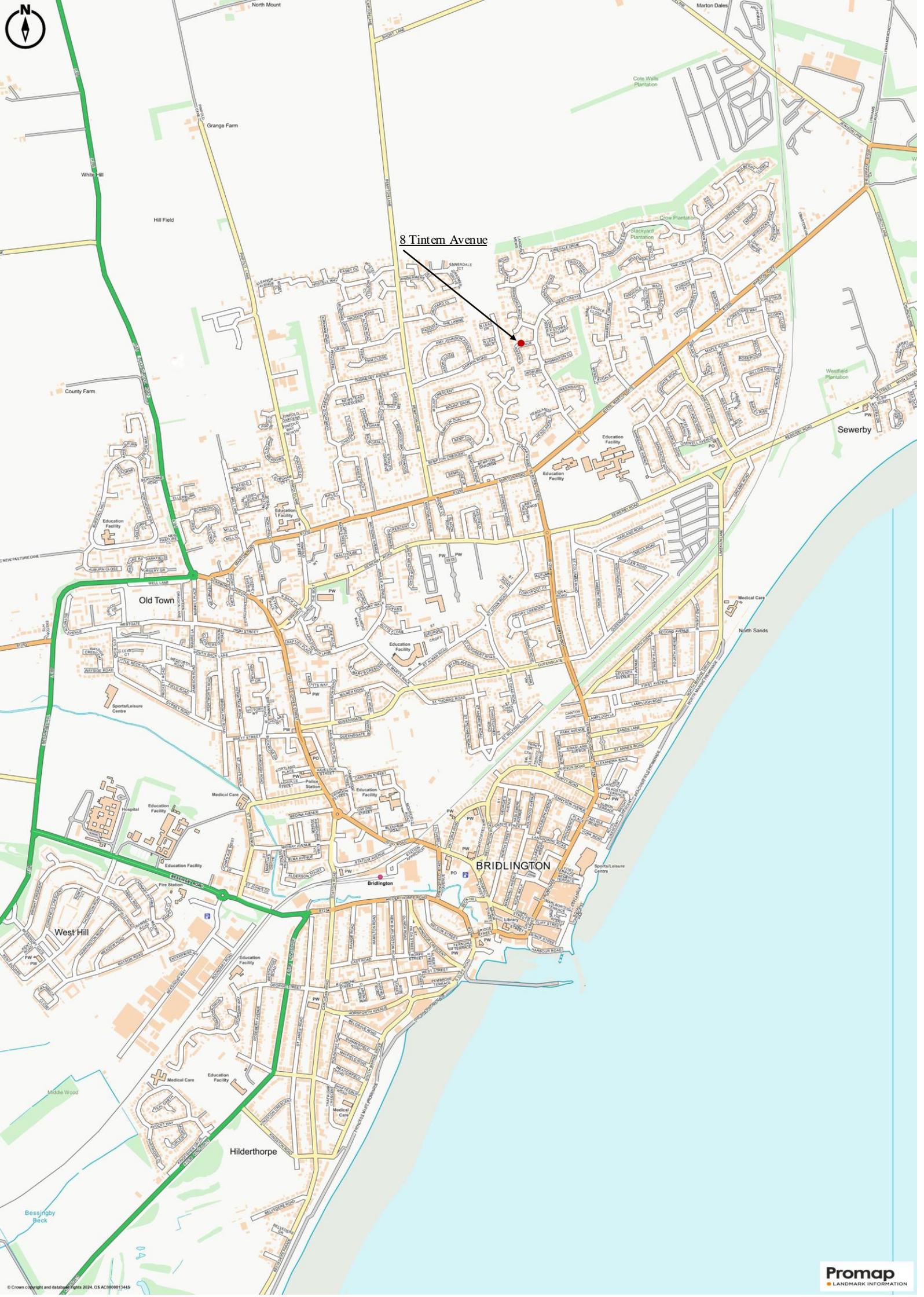


Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
93.1 m<sup>2</sup>  
1004 ft<sup>2</sup>

(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.



8 Tintern Avenue

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