



87 Scarborough Crescent
Bridlington
YO16 7PB

OFFERS INVITED

£140,000

2 Bedroom Semi-Detached Bungalow



Garden

 2
  2
  1
  Garage, Off Road Parking
  Gas Central Heating

87 Scarborough Crescent, Bridlington, YO16 7PB

This semi-detached property offers an exciting opportunity for buyers looking to modernise and create a home to their own taste, situated in a popular and convenient location close to Bridlington's historic Old Town. The accommodation is arranged over two floors and comprises an open-plan lounge/diner, kitchen and rear porch to the ground floor, with two bedrooms and a bathroom to the first floor. Outside, the property benefits from off-road parking, a garage and a pleasant rear garden. While the property would benefit from updating and modernisation, it offers well-proportioned accommodation, useful outside space and excellent potential in a sought-after location. Located just a short walk from the bus route on Scarborough Road.

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.

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. The town provides excellent local amenities, well-regarded schools, and easy transport links, making it an appealing choice for families, retirees, and holiday-home buyers alike. With a friendly community and a relaxed coastal lifestyle, Bridlington is a place where every day feels a little brighter.



Lounge/Dining Area



Virtually Staged Lounge/Dining Area



Kitchen



Virtually Staged Kitchen

Accommodation

ENTRANCE HALL

11' 8" x 2' 10" (3.56m x 0.88m)

Entrance via a glazed uPVC door opening up into the entrance hall with wood effect laminate flooring, a radiator, doors to the lounge diner and kitchen, understairs storage cupboard and stairs to the first floor landing.

LOUNGE/DINING AREA

21' 9" x 10' 0" (6.65m x 3.05m)

The spacious lounge/dining area provides a versatile reception space with windows to both the front and rear elevations, allowing plenty of natural light, together with two radiators and decorative coving. The lounge area offers ample space for comfortable living furniture arranged around the fireplace, with an electric fire in situ, while the dining area provides space for a dining table and benefits from a serving hatch from the kitchen.

KITCHEN

9' 6" x 8' 7" (2.92m x 2.62m)

The kitchen would benefit from some updating but currently offers a range of wall, base and drawer units

with work surfaces over, complemented by tiled splashbacks and tiled flooring. There is space for appliances including a washing machine, fridge and freezer, together with a useful storage cupboard providing additional space. The room also houses the wall-mounted gas central heating boiler and benefits from a rear-facing window, radiator and glazed door leading into the rear porch.

REAR PORCH

6' 5" x 4' 2" (1.97m x 1.29m)

The rear porch requires some attention, however, currently offers tiled flooring a high level window and a door leading to the rear garden.

FIRST FLOOR LANDING

7' 11" x 2' 6" (2.43m x 0.78m)

The landing benefits from a window to the side elevation and doors to both bedrooms and the shower room.



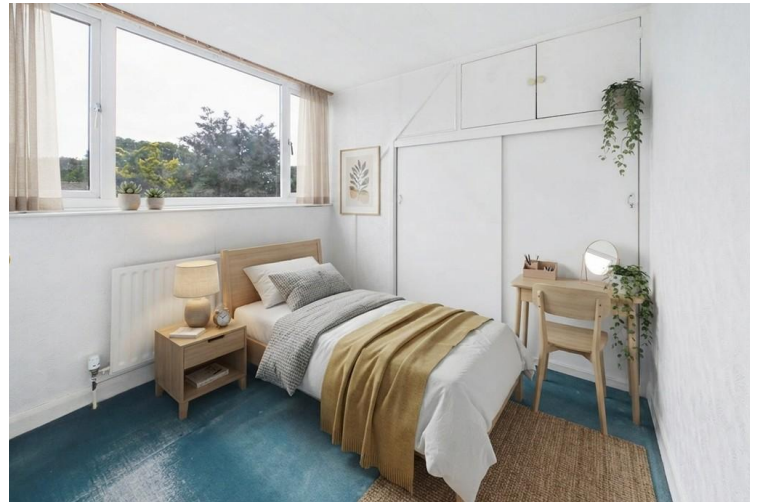
Bedroom 1



Virtually Staged Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

BEDROOM 1

14' 5" x 9' 6" (4.40m x 2.92m)

The master bedroom offers two windows to the front elevation allowing natural light to floor the space along with fitted wardrobes and finished with a radiator.

BEDROOM 2

8' 4" x 7' 8" (2.55m x 2.34m)

The second bedroom has a window to the rear elevation, fitted wardrobes with sliding doors and hanging space and a radiator.

SHOWER ROOM

7' 11" x 5' 7" (2.42m x 1.71m)

The shower room, again could benefit from some general upgrading but currently offers a shower enclosure with electric shower, wash hand basin, WC, laminate flooring and a window to the rear elevation for light and ventilation.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE

The garage offers double wooden doors to the front.

OUTSIDE

To the front, the property sits back from the road behind shrubs and plants offering privacy with a lawned garden and access to the front entrance.

To the side, a driveway runs alongside the house offering parking off street and offers access to the garage.

The rear garden is mainly lawn with mature shrubs along the bottom of the garden creating a private outdoor retreat, ready for someone to add their own stamp.

TENURE

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



Shower Room



Shower Room



Garage



Garden

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - B

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.

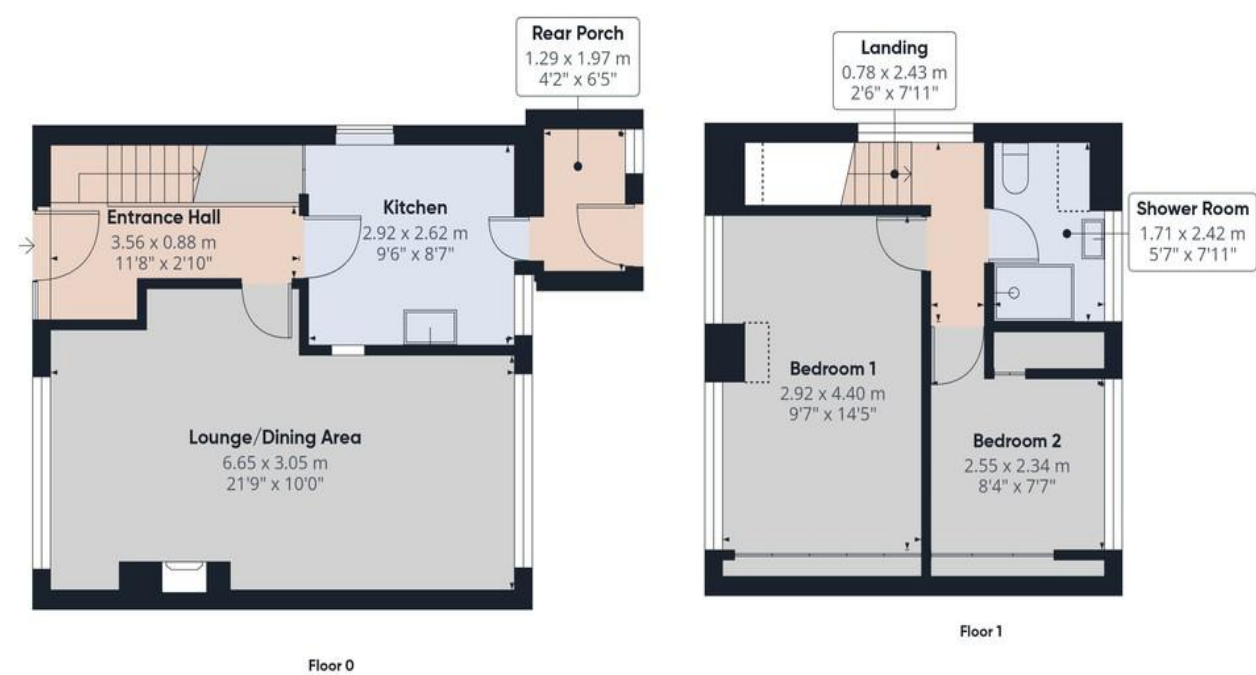
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (68.7m2/742 ft2). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area^m

68.7 m²
742 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

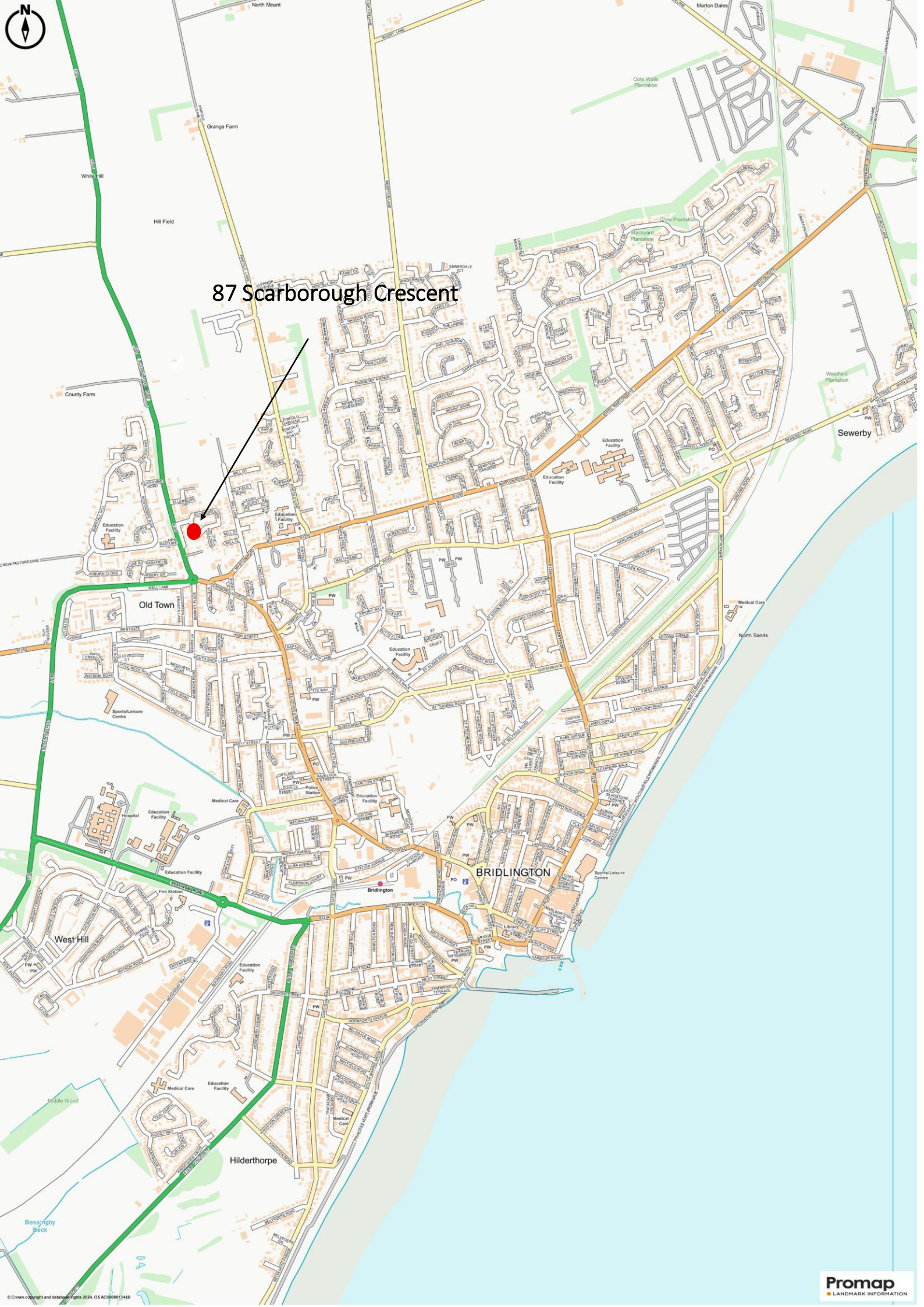
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





87 Scarborough Crescent



▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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