9 Longleat Avenue
Bridlington
YO16 6GE

OFFERS OVER

£195,000

3 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01262 401401

Garden

3 | 1 | 1 | Garage, Off Road Parking | Gas Central Heating

9 Longleat Avenue, Bridlington, YO16 6GE

Nestled within the highly sought-after residential area of Longleat Avenue, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to families and professionals alike. The property boasts a good-sized living room, a modern dining kitchen ideal for both everyday living and entertaining, together with a delightful sunroom overlooking the rear garden, providing an additional space to relax and enjoy the outlook. To the first floor are three well-sized bedrooms, all served by a contemporary shower room. Externally, the property benefits from ample off-street parking, a garage and an enclosed rear garden, making it an excellent choice for a wide range of buyers. Combining comfort, practicality and a highly desirable location, early viewing is strongly recommended to fully appreciate everything this wonderful home has to offer.

The Crayke and Martongate are on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store.
The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

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.

Entrance Hall

Lounge

Kitchen/Dining Area

Kitchen

Accommodation

ENTRANCE HALL

8' 5" x 4' 3" (2.59m x 1.31m)

Entrance to the property is via a glazed entrance door leading into a welcoming entrance hall, featuring attractive marble-effect tiled flooring and a radiator. Doors provide access to the downstairs WC, the lounge, and the staircase rising to the first-floor landing.

LOUNGE

15' 10" x 10' 9" (4.83m x 3.28m)

The lounge is a bright and comfortable reception room, benefiting from a window to the front elevation, decorative coving, and a radiator. A gas fire with an attractive feature surround creates a focal point to the room, while an understairs storage cupboard provides useful storage space. An open archway leads seamlessly through to the kitchen diner, creating an excellent flow between the living areas.

KITCHEN/DINING AREA

14' 2" x 9' 3" (4.33m x 2.83m)

The kitchen dining area is fitted with a modern range of pale grey gloss wall, base and drawer units with complementary work surfaces over, tiled splashbacks and wood-effect click vinyl flooring. A stainless-steel sink and drainer with a mixer tap is positioned beneath a window overlooking the rear garden. Integrated appliances include a Zanussi electric oven and hob with a fitted extractor hood above, while there is additional space for a washing machine and fridge freezer. Offering ample room for a dining table and chairs, the space also benefits from a radiator and sliding uPVC patio doors leading through to the sunroom, an ideal area for both everyday family living and entertaining.

SUNROOM

11' 8" x 6' 11" (3.56m x 2.12m)

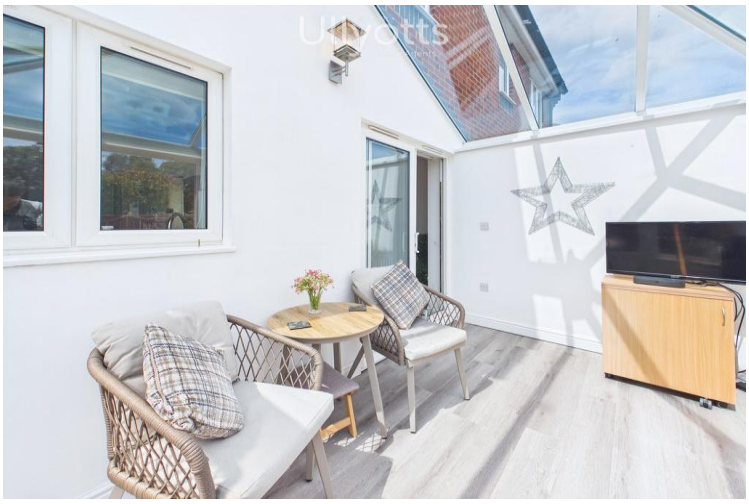
The sunroom is a wonderful addition to the home, providing a bright and versatile space to relax while enjoying views over the rear garden. Featuring the same wood-effect flooring as the kitchen diner for a seamless finish, the room benefits from a stylish sky lantern roof, radiator, and wall lighting. Sliding patio doors open directly onto the rear garden, while a separate uPVC door provides convenient access to the driveway.

WC

5' 4" x 2' 7" (1.64m x 0.80m)

The ground floor WC offers tiled flooring, a radiator, WC, corner vanity wash hand basin with shelving above and a window to the front elevation for light and ventilation.

Sunroom



Sunroom

WC

Bedroom 1

FIRST FLOOR LANDING
6' 7" x 6' 2" (2.03m x 1.88m)
The first floor landing benefits from a radiator, loft hatch providing access to the roof space, and doors leading to all bedrooms and the shower room.

BEDROOM 1
14' 3" x 8' 7" (4.36m x 2.64m)
The master bedroom is a light and airy double room, benefiting from two windows to the front elevation that allow an abundance of natural light to flood the space. The room also features a radiator and a useful built-in storage cupboard.

BEDROOM 2
10' 6" x 7' 3" (3.22m x 2.22m)
The second bedroom is a well-proportioned room, benefiting from a window to the rear elevation overlooking the garden and a radiator.

BEDROOM 3
7' 3" x 6' 8" (2.22m x 2.05m)
The third bedroom enjoys a window to the rear elevation and a radiator. Offering versatile accommodation, this room would be ideal as a child's nursery, guest bedroom, or a home office to suit a variety of lifestyles.

SHOWER ROOM
7' 6" x 5' 8" (2.29m x 1.73m)
The shower room is beautifully presented with a contemporary finish, featuring wood-effect vinyl tiled flooring and a window to the side elevation. The suite comprises a vanity wash hand basin with a mirror above, a spacious shower enclosure with sliding doors, and a thermostatic double-head shower. The walls are fully tiled within the shower area, and an extractor fan completes this modern and practical space.

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

DOUBLE GLAZING
UPVC double glazing throughout.

GARAGE / PARKING
17' 1" x 8' 6" (5.21m x 2.60m)
The garage benefits from an electric roller shutter door, with power and lighting connected, making it ideal for secure parking, storage or use as a workshop. There is also space for a freezer and tumble dryer, together with a convenient personnel uPVC door providing direct access to the side of the property.

Bedroom 2

Bedroom 3

Shower Room

Garden

A recently laid resin driveway provides an attractive approach to the property, leading to the garage and offering convenient off-street parking for at least two vehicles. The low-maintenance finish provides both practicality and kerb appeal.

OUTSIDE

To the front, the property is set back from the road behind a low-maintenance gravelled frontage, with a pathway leading to the entrance door and a resin driveway to the side providing off-street parking.

To the rear, the garden offers a private and low-maintenance outdoor space with an easterly aspect. Enclosed by fenced boundaries, the garden features a gravelled area, a Yorkshire stone circular seating area to the centre, and a further paved patio area, providing the perfect setting for outdoor seating and dining during the summer months.

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 – C

ENERGY PERFORMANCE CERTIFICATE - RATED C

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.

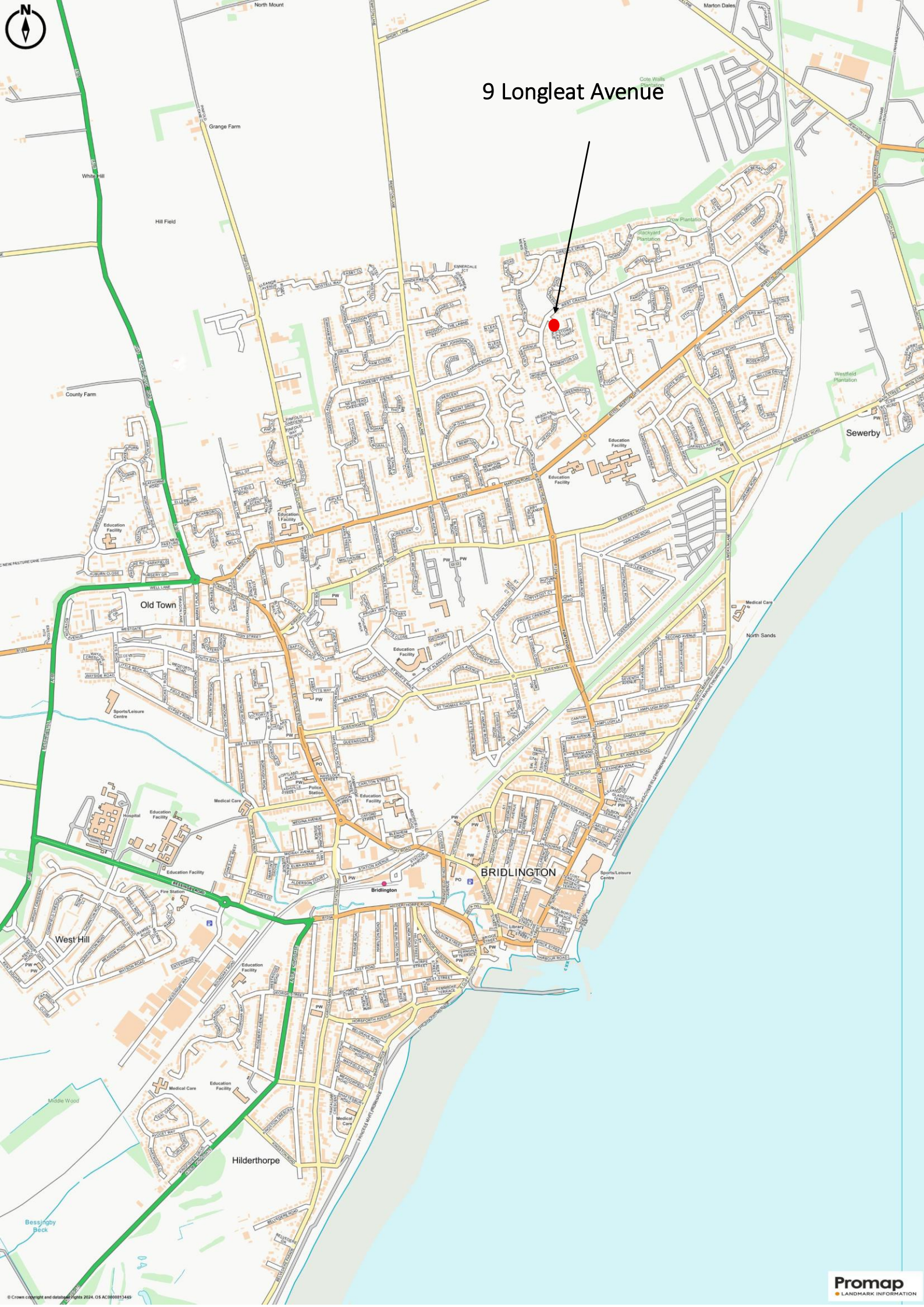
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 70 sq m (753 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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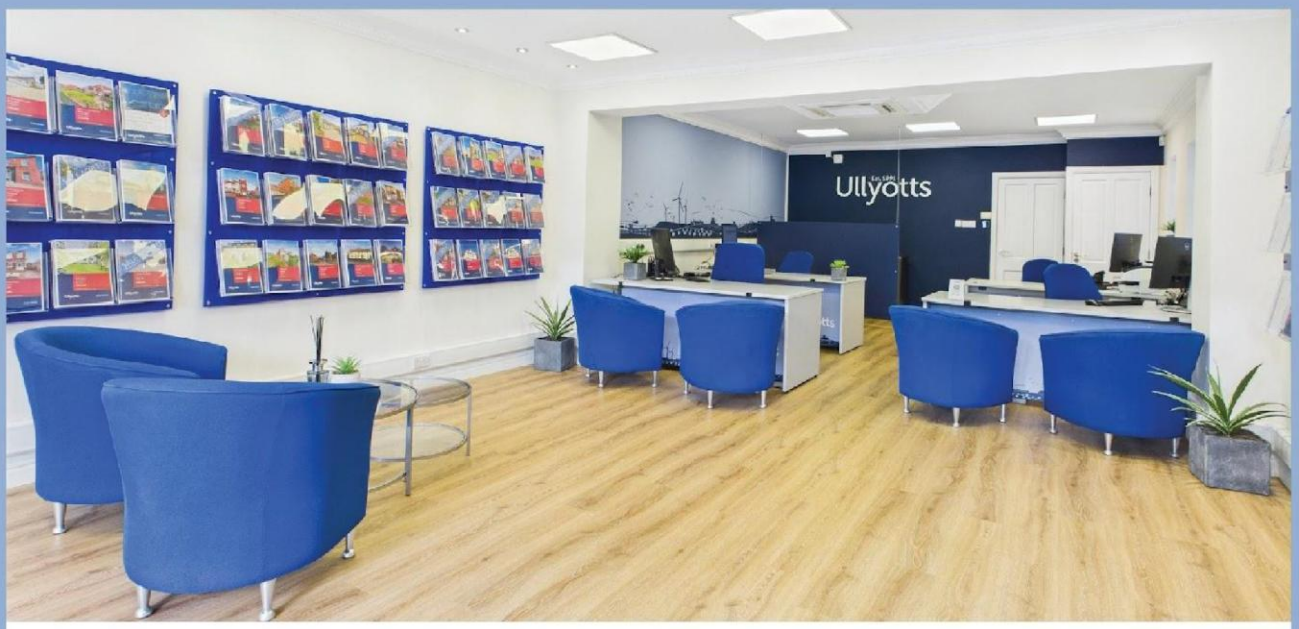

16 Prospect Street,
Bridlington, YO15 2AL

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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