



20 Bampton Crescent
Bridlington
YO16 7HF

GUIDE PRICE

£175,000

2 Bedroom Semi-Detached Bungalow



Garden



20 Bempton Crescent, Bridlington, YO16 7HF

Enjoying an attractive double-fronted appearance and occupying a popular residential location, this impressive semi-detached bungalow offers stylish, move-in-ready accommodation throughout. The thoughtfully arranged layout comprises a welcoming entrance hall, a spacious lounge, contemporary fitted kitchen, modern shower room and two well-proportioned bedrooms. Externally, the property benefits from ample off-road parking and a generous south-facing rear garden, providing excellent outdoor space to enjoy. Further enhancing its appeal, planning permission has been granted for a single-storey extension, offering exciting scope to create additional living accommodation to suit a buyer's individual requirements.

Bempton Crescent enjoys a sought-after position on the north side of Bridlington, ideally situated between Bempton Lane and Marton Road. The area is well served by a range of everyday amenities, with a parade of shops on Marton Road including a convenience store,

pharmacy, fish and chip shop and hairdresser. A further convenience store, children's play park and regular bus service are all within easy reach, making the location well suited to families, retirees and those seeking excellent accessibility. The North Library, Co-op supermarket and the popular Friendly Forester pub and eatery are also nearby, while Bridlington's town centre, seafront and scenic North Bay are just a short distance away.

Bridlington is a popular seaside town on the stunning Yorkshire Coast, renowned for its award-winning beaches, picturesque harbour and attractive promenade. Rich in history, the charming Old Town offers a delightful mix of independent shops, cafés and restaurants, while the bustling town centre provides an excellent range of supermarkets, retail outlets and everyday amenities. Surrounded by beautiful countryside and dramatic coastal scenery, including the nearby Flamborough Headland.



Entrance Hall



Lounge



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

4' 9" x 2' 1" (1.45m x 0.66m)

A stained-glass arched uPVC entrance door opens into an inviting porch, where double glazed doors lead through to the welcoming entrance hall. Offering space for coat hanging and shoe storage, the hall features a contemporary vertical radiator, access to the loft via a hatch, and doors leading to all rooms.

LOUNGE

12' 9" x 12' 7" (3.89m x 3.85m)

The spacious lounge enjoys a pleasant outlook through a window to the front elevation, creating a bright and welcoming living space. Complemented by decorative coving and a radiator, the room also provides direct access to the kitchen.

KITCHEN

12' 6" x 7' 6" (3.83m x 2.29m)

Recently refitted by the current owners, the kitchen is fitted with a stylish range of Howdens 'Shaker' style wall, base and drawer units complemented by work surfaces, wet wall splashbacks and practical tile-effect vinyl

flooring. Integrated appliances include a Beko oven and grill with a Hotpoint microwave above, together with a four-ring Zanussi gas hob and extractor fan over. There is space for a fridge freezer, along with space and plumbing for a stacked washing machine and tumble dryer. A one-and-a-half bowl sink and drainer with a mixer tap is positioned beneath a window overlooking the south-facing rear garden, while a glazed uPVC door provides direct access outside and allows plenty of natural light to flood the room. The kitchen is completed by inset spotlights and houses the gas central heating boiler.

BEDROOM 1

11' 8" x 9' 10" (3.56m x 3.00m)

The master bedroom is a well-proportioned double enjoying a pleasant outlook over the rear garden through a window fitted with stylish wooden shutters. The room benefits from fitted wardrobes with smoked mirrored sliding doors, decorative coving and a radiator, providing a comfortable and well-appointed space.



Kitchen



Bedroom 1



Bedroom 2



Bathroom

BEDROOM 2

9' 9" x 8' 7" (2.99m x 2.62m)

The second bedroom offers a window to the front elevation, allowing for plenty of natural light. Complete with decorative coving, a radiator and fitted wardrobes with sliding doors, the room offers excellent versatility as a guest bedroom, dressing room or home office.

SHOWER ROOM

7' 6" x 4' 7" (02.29m x 1.40m)

The modern shower room is stylishly appointed with a large shower enclosure featuring sliding doors and an electric shower, together with a wash hand basin and WC. An LED illuminated mirrored cabinet provides useful storage, while tiled walls, herringbone-effect vinyl flooring and a heated towel radiator complete the room. A window to the rear elevation allows for plenty of natural light and ventilation.

PARKING

To the front of the property, a generous paved driveway provides ample off-street parking, creating an attractive and low-maintenance frontage.

OUTSIDE

The property enjoys an open frontage with a mature hedged boundary, creating an attractive approach while retaining a sense of openness. A shared driveway to the side provides access to a useful bin storage area and a gated entrance leading through to the rear garden.

The generous south-facing rear garden offers an excellent outdoor space to enjoy throughout the day. A recently laid paved patio provides the perfect setting for outdoor dining and seating, while a garden shed offers useful external storage. The remainder of the garden is mainly laid to lawn and features a concrete base, ideal for those wishing to rebuild a garage, subject to any necessary consents. Established shrubs, plants and mature trees add colour and privacy, with the garden being fully enclosed by fenced boundaries.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Patio Area

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 - A

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.

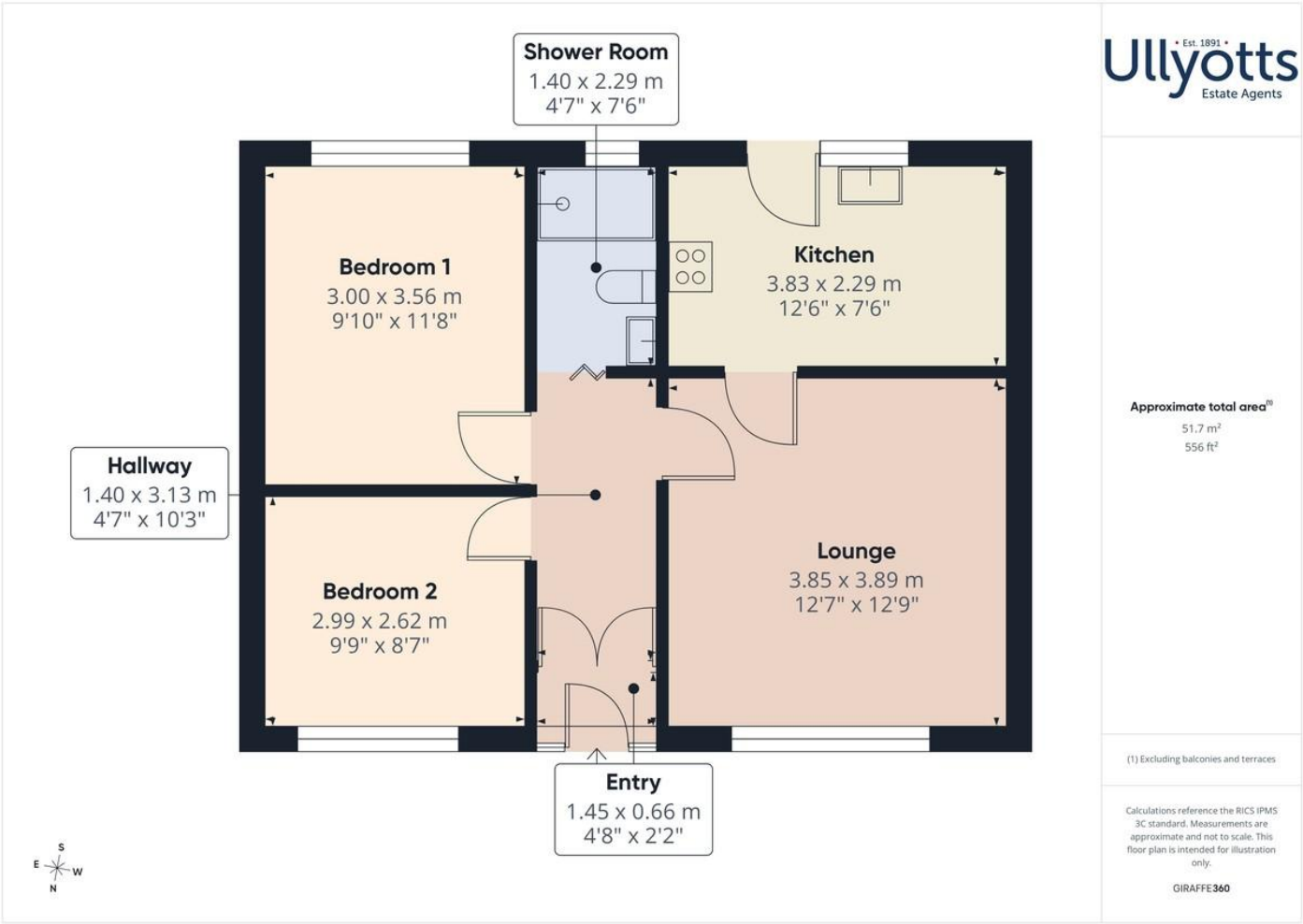
Floor plans are for illustrative purposes only.

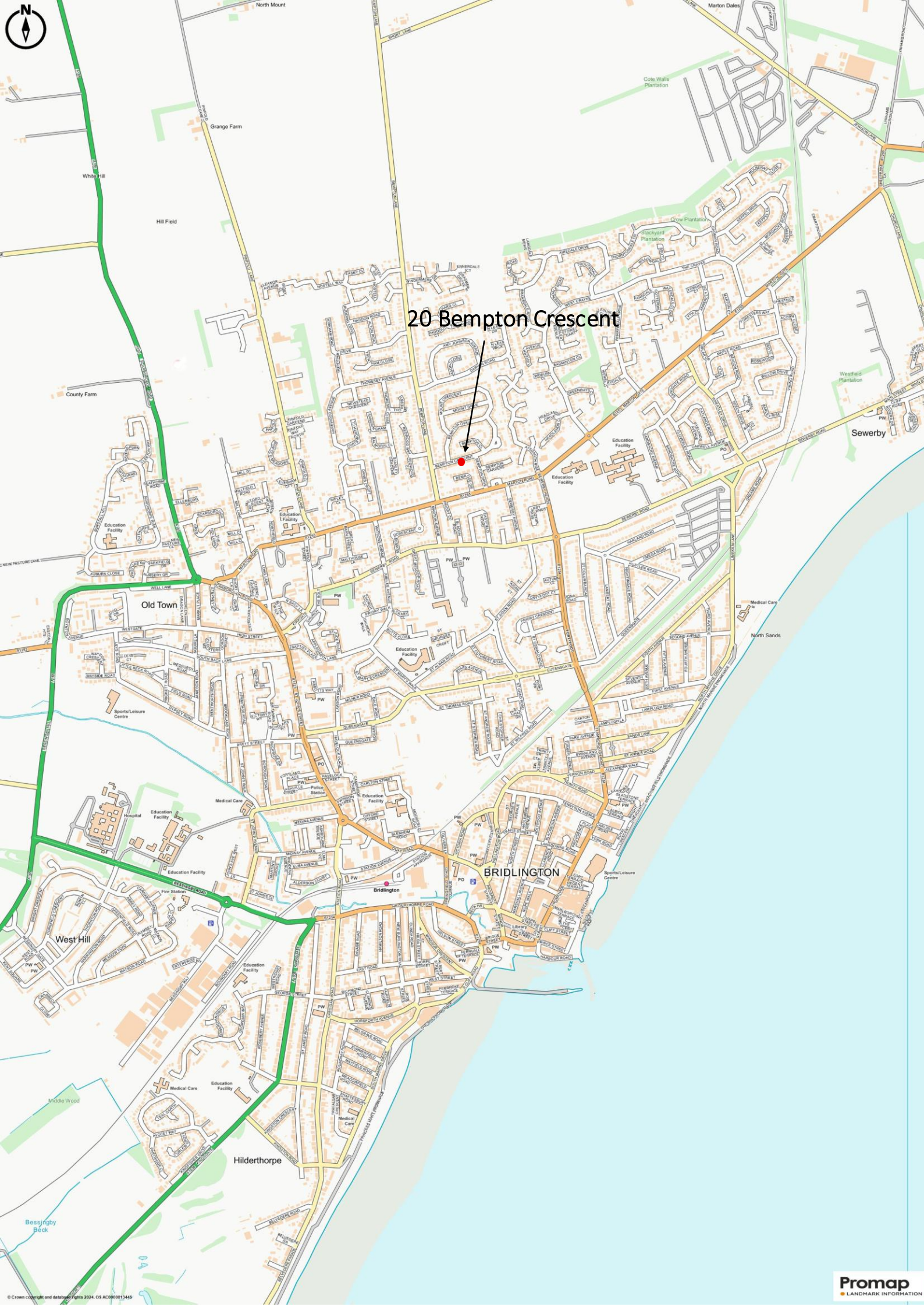
VIEWING

Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (51.7 m2/556 ft2). This area may differ from the floor area on the Energy Performance Certificate.





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