



11 Greenways Close
Bridlington

YO16 6XL

GUIDE PRICE

£160,000

2 Bedroom End Terrace House



Garden



2



1



1



On Road
Parking



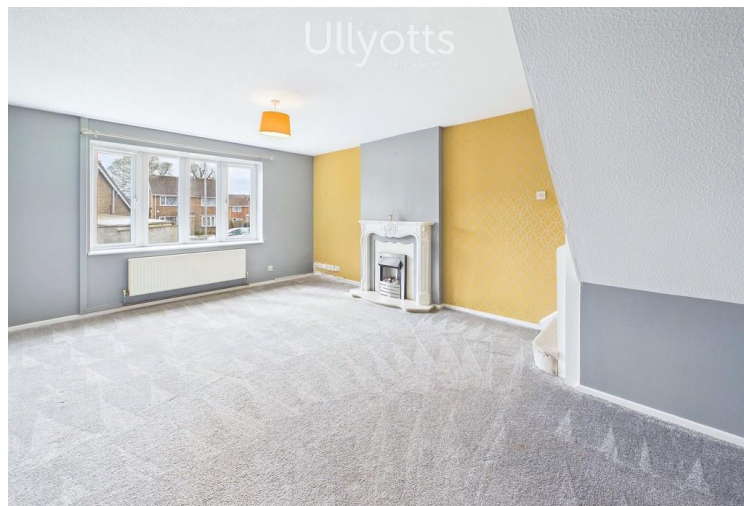
Gas Central Heating

11 Greenways Close, Bridlington, YO16 6XL

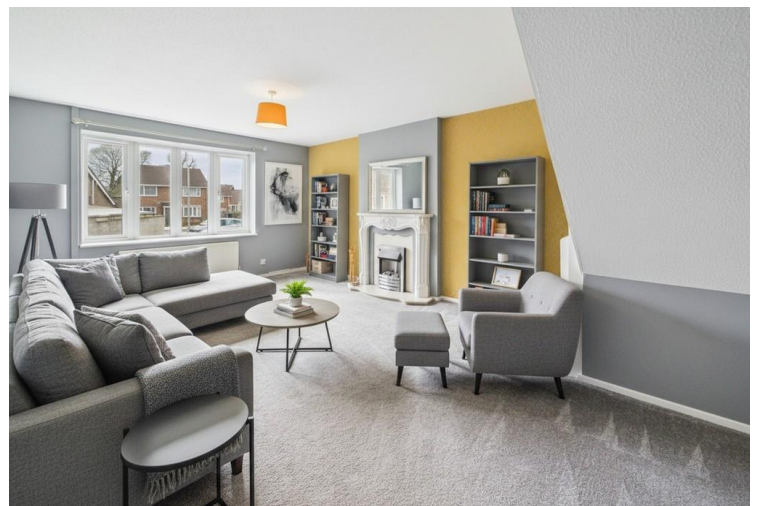
Situated at the end of a terrace, this two-bedroom home offers excellent potential and is available with no onward chain. The property comprises a comfortable lounge, a well-sized kitchen and a bright conservatory overlooking a spacious garden. Upstairs features two bedrooms and a family bathroom, providing practical living accommodation. Further benefits include shared parking to the front.

Greenways Close, 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. Schools that serve the area are Martongate Primary School and Headlands Secondary School. Bridlington is a welcoming seaside town on the East Yorkshire coast, offering the perfect blend of family-friendly fun and coastal beauty. Its award-winning sandy beaches, bustling promenade and classic seaside attractions create a vibrant atmosphere year-round. Sewerby Hall and Gardens, Bridlington Spa and the dramatic cliffs of Flamborough Head provide unforgettable days out. Bridlington is not only a wonderful place to visit but an exceptional place to call home.



Lounge



Virtually Staged Lounge



Kitchen



Kitchen

Accommodation

ENTRANCE

Entrance to the property is via a side uPVC door offering access directly into the lounge.

LOUNGE

17' 6" x 11' 9" (5.35m x 3.60m)

The lounge is of good size, featuring a bow window to the front elevation with a radiator beneath, and a feature fireplace serving as a pleasant focal point. There is a door leading through to the kitchen, along with stairs rising to the first floor.

KITCHEN

12' 2" x 8' 9" (3.71m x 2.67m)

The kitchen is fitted with a range of wall, base and drawer units with work surfaces over, complemented by tiled splashbacks and tiled flooring. A 1½ stainless steel sink and drainer with mixer tap sits beneath a window to the rear elevation. Integrated appliances include an electric oven, hob with fitted extractor fan, and a housed gas

central heating boiler, along with a radiator. There is space for an under-counter fridge and freezer, as well as plumbing for a washing machine. A door leads through to the conservatory.

CONSERVATORY

11' 3" x 6' 3" (3.44m x 1.91m)

The conservatory is of uPVC construction with a tiled floor and French doors providing access to the garden.

LANDING

8' 9" x 2' 10" (2.68m x 0.88m)

The landing offers a window to the side elevation, a loft hatch and doors to all rooms.

BEDROOM 1

12' 0" x 8' 9" (3.67m x 2.67m)

Bedroom one has a window to the rear elevation overlooking the rear garden with feature wall paper and a radiator.



Conservatory



Virtually Staged Conservatory



Bedroom 1



Virtually Staged Bedroom 1

BEDROOM 2

12' 1" x 8' 4" (3.70m x 2.56m)

The second bedroom benefits from a window to the front elevation, feature wallpaper and a radiator.

BATHROOM

8' 10" x 5' 6" (2.71m x 1.69m)

The bathroom is well appointed with a panelled bath featuring a glass screen, electric shower over and wet wall surround, along with a wash hand basin and WC. Additional features include grey herringbone-effect vinyl flooring, a radiator, and a useful storage cupboard with shelving for linen and towels.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

An off-road parking area is available via communal bays serving the row of properties.

GARDEN

To the front, the property benefits from a lawned frontage, while access is provided via the side, where a gateway leads through to the garden. There is also an additional parcel of land to the side of the fenceline, further enhancing the outdoor space on offer.

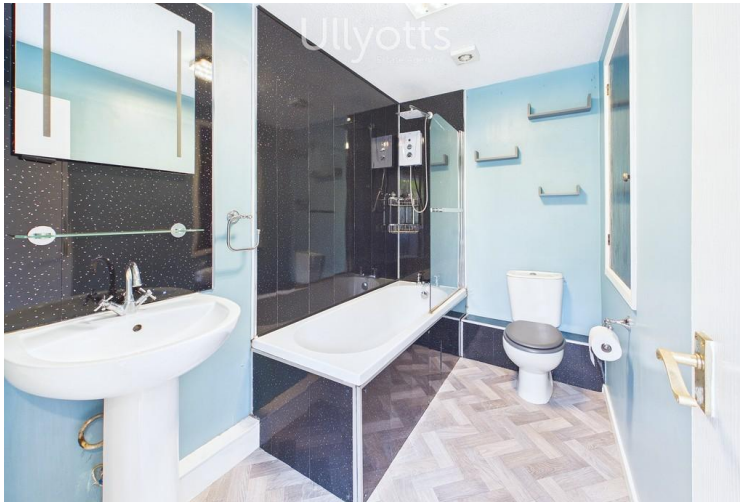
The garden is a generous and private outdoor space, mainly laid to lawn with mature palm trees adding a tropical feel. A paved patio area sits to the foreground, ideal for seating or entertaining, while a central pergola creates a charming focal point leading through to the rear. The space is enclosed by timber fencing, offering good privacy, and includes a useful shed and raised planting areas, making it both practical and attractive for outdoor enjoyment.



Bedroom 2



Virtually Staged Bedroom 2



Bathroom



Garden

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 D

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 64 sq m (689 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Landing
2.68 x 0.88 m
8'9" x 2'10"

Floor 1



Ulllyotts
Estate Agents

Approximate total area^m
64 m²
688 ft²

Reduced headroom
0.8 m²
9 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

H.M. LAND REGISTRY		TITLE NUMBER	
		HS27600	
ORDNANCE SURVEY PLAN REFERENCE	TA 1868	SECTION R	Scale 1/1250
COUNTY HUMBERSIDE	DISTRICT EAST YORKSHIRE	© Crown copyright 1985	





11 Greenways Close



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