



12 Woburn Close
Bridlington

YO16 6GB

OFFERS IN REGION OF

£265,000

3 Bedroom Detached Bungalow



Garden



3



1



2



Garage, Off
Road Parking



Gas Central Heating

12 Woburn Close, Bridlington, YO16 6GB

Offered with no onward chain, this well-presented three-bedroom detached bungalow is situated in a pleasant cul-de-sac on the north side of Bridlington. The property offers spacious and well-planned accommodation including a generous lounge/diner, fitted kitchen, master bedroom with en-suite, two further bedrooms and a bathroom. Outside, there is a delightful rear garden, off-road parking and a garage, making this an ideal home in a quiet residential location.

Woburn Close is a cul-de-sac 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 Forester 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. 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/Dining Area



Lounge



Dining Area

Accommodation

ENTRANCE HALL

4' 11" x 3' 8" (1.51m x 1.14m)

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 and a door leading through to the lounge.

LOUNGE/DINING AREA

17' 8" x 16' 7" (5.41m x 5.06m)

The lounge/Dining Area is a generous size, benefiting from dual- aspect windows to the front and side elevations, allowing plenty of natural light. A feature fireplace provides a pleasant focal point, complemented by two radiators for additional warmth. The room includes space for a dining table and doors leading to both the kitchen and the inner hall.

KITCHEN

12' 7" x 7' 2" (3.84m x 2.20m)

The kitchen features a range of wall, base, and drawer units paired with a worktop, complemented by a tiled splashback and tiled 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 an oven, four ring gas hob, and fitted extractor fan. Additional space for a fridge- freezer and washing machine.

INNER HALL

7' 6" x 2' 8" (2.30m x 0.83m)

The inner hall provides access to all bedrooms and the bathroom.

BEDROOM 1

13' 9" x 8' 11" (4.21m x 2.73m)

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.



Inner Hall



Bedroom 1



En Suite

ENSUITE

6' 2" x 4' 5" (1.88m x 1.37m)

The en- suite benefits from a window to the side elevation, along with tiled flooring and tiled walls. It features a wash hand basin, WC, and a shower enclosure with a thermostatic shower. Additional fittings include an extractor fan and a radiator. A door to the airing cupboard, which houses the hot water tank and provides useful storage space for linen and towels.

BEDROOM 2

11' 4" x 8' 2" (3.46m x 2.51m)

The second bedroom offers a window to the rear elevation a radiator and access to the loft space.

BEDROOM 3

8' 2" x 6' 5" (2.50m x 1.97m)

The third bedroom also offers a window to the rear and a radiator.

BATHROOM

6' 2" x 6' 1" (1.90m x 1.86m)

The main bathroom offers a panelled bath with a tiled surround, a WC, and a wash hand basin with a fitted storage cabinet above. Additional features include a radiator and an extractor fan.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE / PARKING

To the side of the property, a paved driveway offering parking off street.

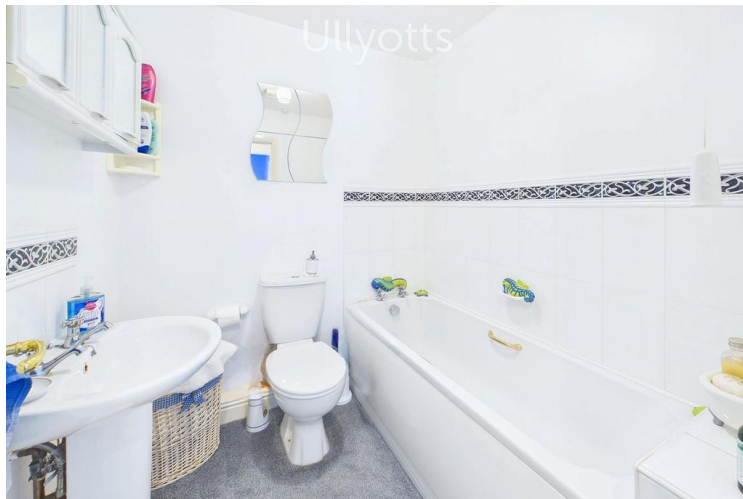
The garage features an electric roller door.



Bedroom 2



Bedroom 3



Bathroom



Garden

OUTSIDE

To the front, the property is set back from the road behind an open lawned garden with a variety of shrubs and bushes, while a paved pathway leads to the front entrance.

The west-facing rear garden enjoys a combination of lawned and paved areas, complemented by an attractive selection of colourful shrubs and plants, creating a pleasant outdoor space to relax and enjoy the afternoon and evening sunshine.

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 - 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.

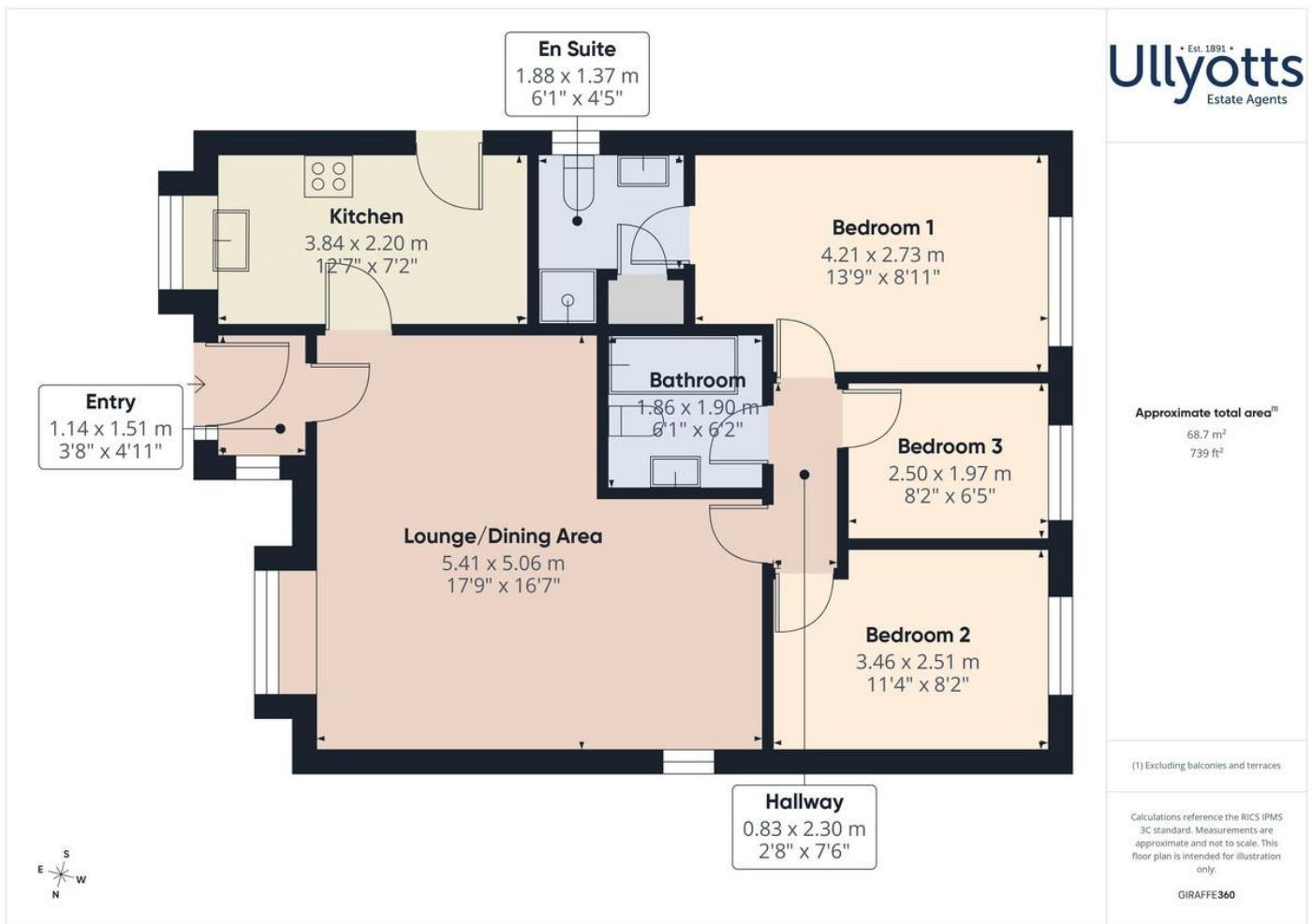
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

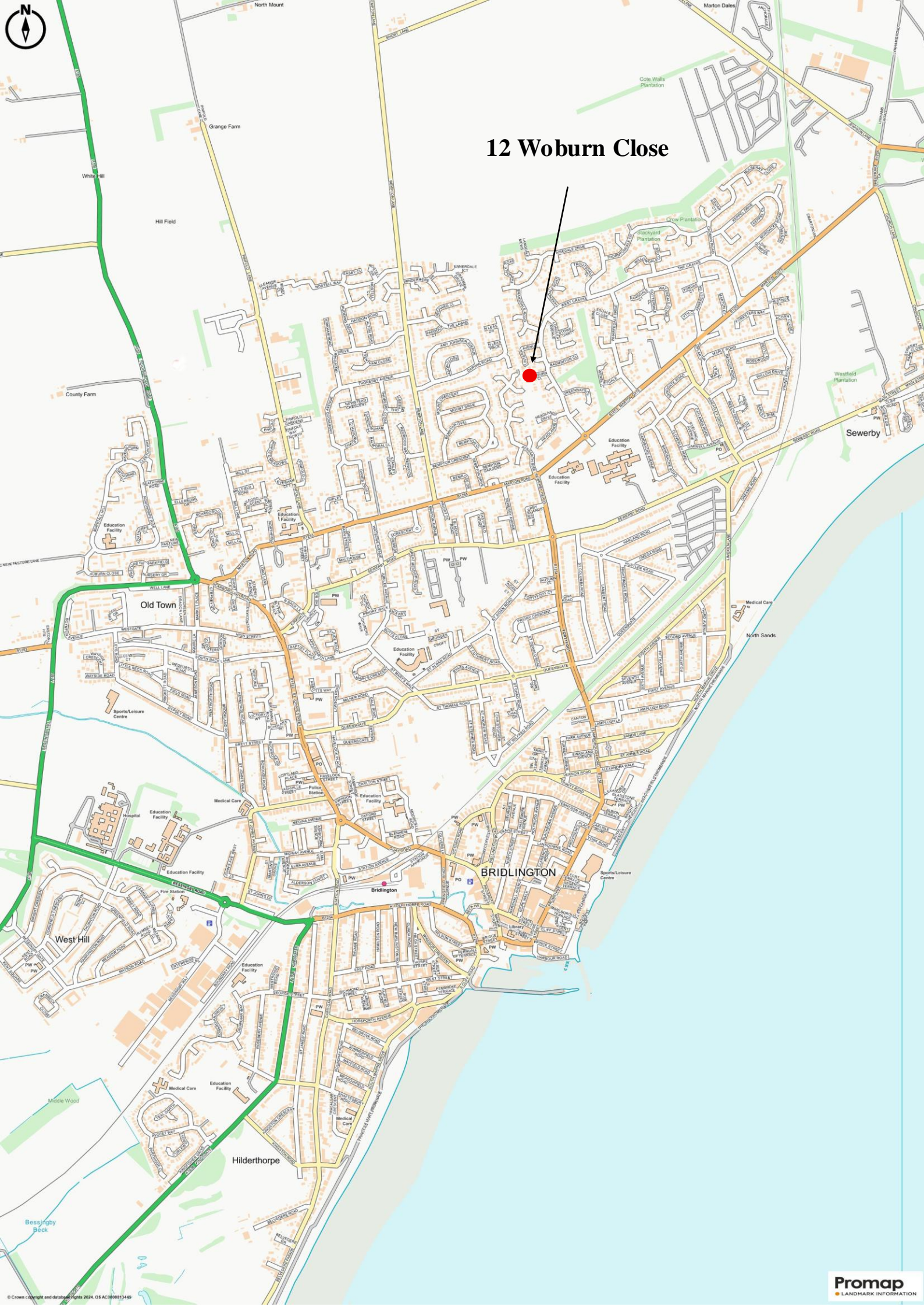
Regulated by RICS

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





12 Woburn Close



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