Ullyotts Est. 1891 Estate Agents



4 Trentham Close
Bridlington
YO16 6EB

ASKING PRICE OF

£155,000

2 Bedroom Semi-Detached Bungalow

Ullyotts Est. 1891 Estate Agents

01262 401401



Rear Garden

2 | 1 | 1 | Off Road Parking | Gas Central Heating

4 Trentham Close, Bridlington, YO16 6EB

Offered to the market with the added advantage of no onward chain, this semi-detached bungalow provides accommodation comprising a spacious lounge, kitchen, two bedrooms and a modern shower room which has never been used. To the rear, a sun porch overlooks the garden, while an undercover area leads through to a useful shed, offering excellent potential as a sewing room, hobby space or craft workshop. Externally, the property enjoys a pleasant rear garden, a front garden and an area of covered parking to the side, suitable for a smaller vehicle once the ramp had been removed. A property offering a good range of accommodation and useful additional space, which is well worth a closer look.

Trentham Close is a quiet cul-de-sac off Trentham Drive which sits just off Bempton Lane in Bridlington and is situated on the north side of the town in a popular and well-established residential location, offering a good range of local amenities close at hand. A convenience store is positioned withing walking distance and a nearby parade of shops on Marton Road provides another convenience store, fish and chip shop, pharmacy and hairdresser. The area is well served by a regular bus route, providing convenient access to Bridlington town centre and its wider range of shops, facilities and seafront.

Bridlington is a charming coastal town offering the perfect blend of seaside living and modern amenities. Renowned for being the lobster capital, its beautiful sandy beaches, historic harbour and traditional promenade, the town also provides a range of shops, cafés, restaurants and leisure facilities. With excellent transport links, well-regarded schools and easy access to the stunning Yorkshire Wolds countryside, Bridlington is an attractive location for families, retirees and holiday home buyers alike.



Lounge



Virtually Staged Lounge



Kitchen



Virtually Staged Kitchen

Accommodation

ENTRANCE

The property is accessed via a glazed uPVC door to the side elevation, which opens directly into the kitchen.

LOUNGE

16' 11" x 9' 7" (5.18m x 2.94m)

The lounge features a window to the front elevation, wood-effect laminate flooring and a central stone fireplace with a gas fire in situ. Further features include coving to the ceiling, a radiator and a door leading through to the inner hallway.

KITCHEN

12' 0" x 7' 10" (3.68m x 2.39m)

The kitchen is fitted with a range of wall, base and drawer units with work surfaces over and tiled splashbacks. Features include a stainless steel sink and drainer with mixer tap, an electric oven with gas hob and extractor fan over, an integrated fridge and space for a washing machine. There are windows to both the front and side elevations, allowing for natural light, together with tiled flooring and a door leading through to the lounge. A further uPVC door offers access into the property.

INNER HALL

5' 8" x 2' 10" (1.75m x 0.88m)

The inner hallway provides access to both bedrooms and the shower room, together with a useful storage cupboard, ideal for housing linen and towels. The cupboard also benefits from a radiator, providing a convenient space for drying washing. A loft hatch with a pull-down ladder gives access to a partially boarded loft, which also houses the gas central heating boiler.

BEDROOM 1

11' 10" x 9' 7" (3.61m x 2.93m)

Bedroom one enjoys a pleasant outlook over the rear garden via a window to the rear elevation. The room further benefits from a radiator and a fitted wardrobe with sliding doors, including a mirrored panel.

BEDROOM 2

8' 8" x 7' 10" (2.65m x 2.40m)

Bedroom two offers versatile accommodation and could equally lend itself to use as a dining room or additional sitting area, depending on individual requirements. The room benefits from a radiator and a glazed uPVC door leading through to the rear sun porch.



Bedroom 1



Virtually Staged Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

SHOWER ROOM

7' 6" x 4' 8" (2.29m x 1.43m)

The shower room has been recently refitted and has never been used, offering a fresh and modern finish throughout. The room comprises a WC, wash hand basin and a walk-in shower with glazed screen and Wet wall surround. Further features include grey wood-effect flooring, tiled walls, a radiator and a window to the side elevation providing natural light and ventilation.

REAR SUN PORCH

5' 2" x 3' 8" (1.58m x 1.14m)

The sun porch provides a pleasant outlook over the rear garden. A step-down leads to a covered area, which in turn provides access to the useful additional hobby space.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

HOBBY SPACE

11' 4" x 7' 4" (3.46m x 2.24m)

Originally constructed as a shed, this useful additional space has been adapted and used as a hobby room. With power and lighting connected, it would make an ideal sewing room, craft space or workshop, but could equally be utilised for general storage, depending on individual requirements.

PARKING

To the side of the property is a covered car port, accessed via double metal gates, which offers potential for off-road parking for a smaller vehicle.



Shower Room



Virtually Staged Garden



Garage



Drive and Front of Property

OUTSIDE

The front garden is enclosed by a hedged boundary and is predominantly laid to lawn, with a tree providing an attractive feature.

The rear garden features a paved patio area, ideal for outdoor seating, with the remainder predominantly laid to lawn. A pear tree provides an attractive additional feature, adding a little character to the 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 - B

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.

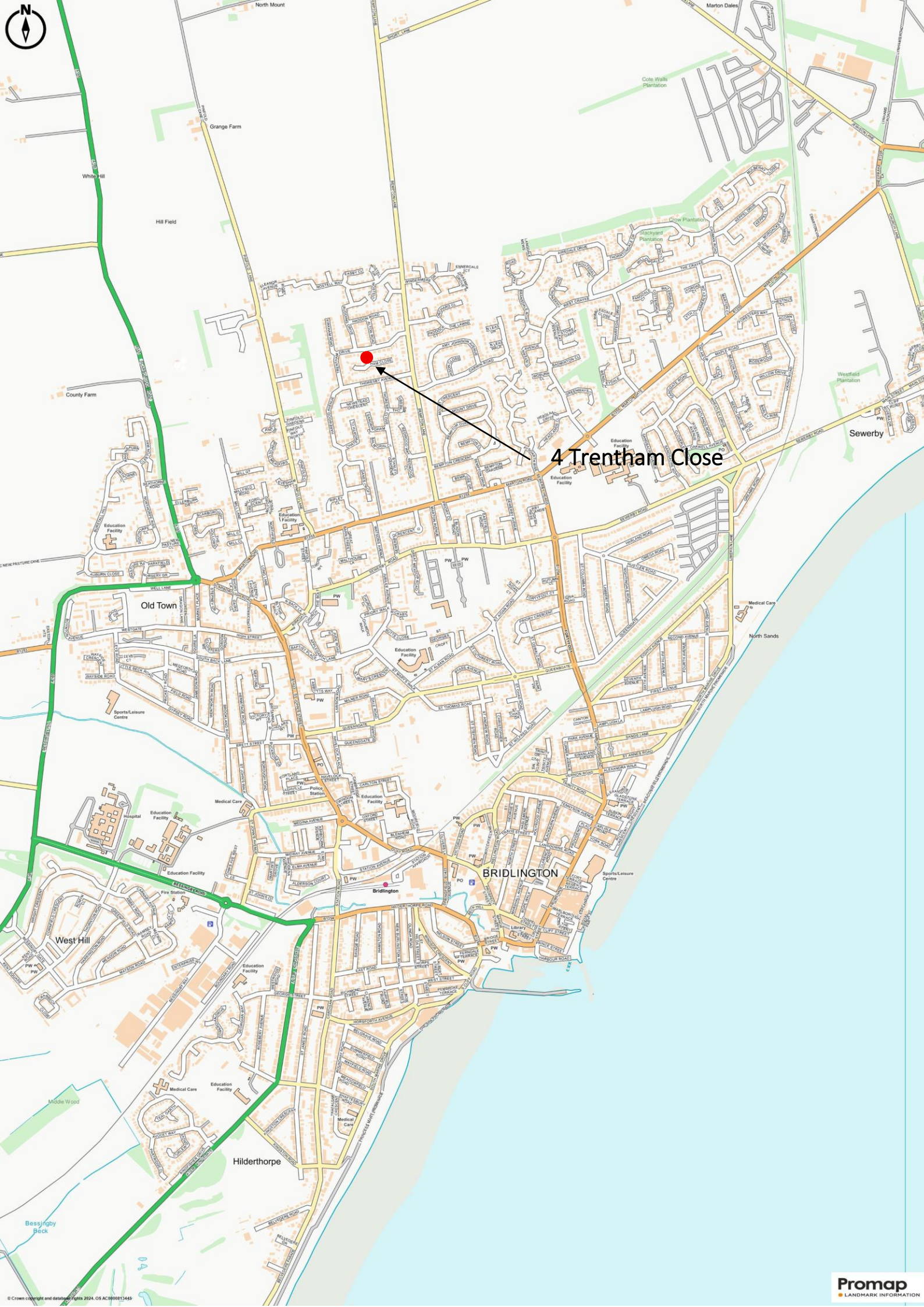
VIEWING

Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 46 sq m (495 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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