

▪ Ulllyotts ▪

EST. 1891



19 Carnaby Mews
Carnaby
YO15 3QA

ASKING PRICE OF

£115,000

2 Bedroom Detached Bungalow

▪ Est. 1891 ▪
Ulllyotts
Estate Agents

01262 401401



Lounge area



2



1



1



Off Road
Parking



Gas Central Heating

19 Carnaby Mews, Carnaby, YO15 3QA

Welcome to this beautifully presented two-bedroom detached holiday bungalow, offering the perfect retreat for year-round getaways. Thoughtfully designed with comfort and style in mind, the property features a spacious open-plan living, dining and modern kitchen area-ideal for relaxing or entertaining. The shower room adds a touch of luxury, while off-street parking and a sun-soaked rear patio enhance convenience and outdoor enjoyment. Please note, this charming bungalow is designated solely for holiday use and can only be bought and sold as a holiday home, though it is available for use throughout the entire year.

This holiday bungalow is registered specifically for holiday use and, as such, is exempt from the double council tax rating applied to second homes. Instead, it is subject to the standard council tax rate, offering a more cost-

effective ownership option for holiday home buyers.

Carnaby is a well-regarded and established village, ideally located just three miles from the popular East Coast resort of Bridlington. Set within a peaceful rural landscape, the village offers excellent access to nearby attractions such as the Parish Church, the Manor Court Hotel, Bar and Restaurant, Park Rose and Ferns Farm Complex with a bar, restaurant and the Palms Leisure Club which features a range of amenities including a swimming pool, sauna, steam room, Jacuzzi, and a fully equipped gym. Conveniently situated near Bridlington and Carnaby's Industrial Estate the nearby John Bull's World of Rock provides a unique, family-friendly experience where you can tour a working confectionery factory, learn about the history of traditional sweets and also a children soft play area. With easy connections to



Lounge area



Kitchen Area



Bedroom 1



Bedroom 1

Accommodation

York, Beverley, and beyond. Just a mile away, the scenic Fraisthorpe beach provides the perfect spot for relaxing walks along the coast.

Bridlington is the closest town to Carnaby and offers a vibrant mix of traditional seaside charm and modern amenities. Known for its award-winning sandy beaches and picturesque harbour, Bridlington is a popular destination for families, walkers, and nature lovers alike. The town boasts a wide range of attractions, including the historic Old Town, the stunning Sewerby Hall and Gardens, and the popular Bridlington Spa for live entertainment. Visitors can enjoy a variety of restaurants, cafes, and pubs, as well as a good selection of independent shops. With excellent transport links and plenty to explore, Bridlington provides the perfect complement to a peaceful stay in nearby Carnaby.

ENTRANCE

Entrance to the bungalow is via a uPVC door located at the side of the property, opening directly into the spacious open-plan lounge, dining, and kitchen area.

OPEN PLAN LOUNGE AREA

17' 7" x 17' 1" (5.37m x 5.23m)

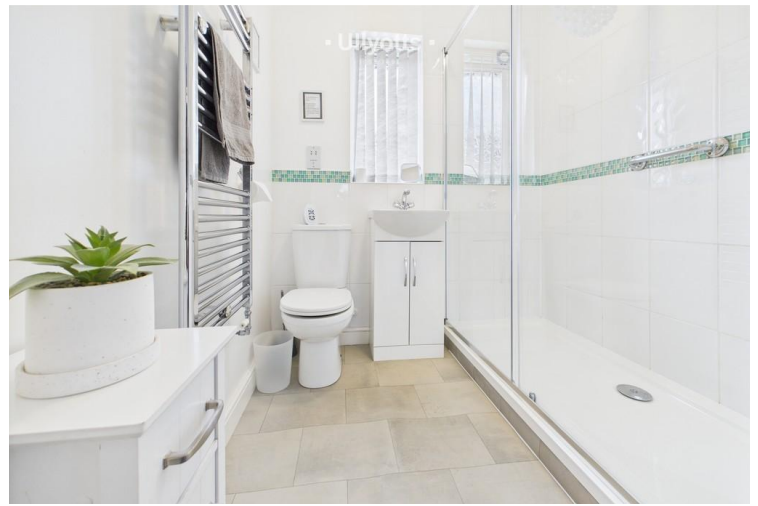
The lounge benefits from two windows to the side of the property, allowing plenty of natural light, and a sliding uPVC door to the rear, leading out onto the sunny patio. Doors from the lounge provide access to both bedrooms, the modern shower room, and a handy storage cupboard with shelving. This area is carpeted throughout, creating a warm and comfortable living space that complements the open-plan layout. The space opens seamlessly to the kitchen area, which features a practical breakfast bar - ideal for casual dining or entertaining.

KITCHEN AREA

The kitchen features a range of wall, base and drawer units with worktops over and a tiled splashback, complemented by tile-effect vinyl flooring for easy maintenance. A breakfast bar provides casual dining space for up to three people. There is designated space for a washing machine, under-counter fridge, oven, electric hob and a fitted extractor fan. Additionally, the kitchen includes a radiator and a cupboard housing the electric boiler and water tank.



Bedroom 2



Shower Room



Rear Elevation



Side Elevation

BEDROOM 1

11' 8" x 10' 0" (3.58m x 3.07m)

The bedroom features a large window to the front of the property, allowing plenty of natural light, and is equipped with a radiator for added comfort.

BEDROOM 2

11' 8" x 7' 1" (3.56m x 2.16m)

The second bedroom also benefits from a window to the front elevation, providing natural light and includes a radiator.

SHOWER ROOM

6' 1" x 5' 6" (1.87m x 1.70m)

The shower room is immaculate and modern, featuring a double shower tray with glass screen and a thermostatic shower. It also includes a vanity wash hand basin, WC, heated towel ladder, tiled walls with a decorative mosaic border, and tile-effect vinyl flooring. A window to the side elevation allows natural light to brighten the space.

CENTRAL HEATING

The property benefits from electric fired central heating

to radiators. The boiler also provides domestic hot water via a tank.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

PARKING

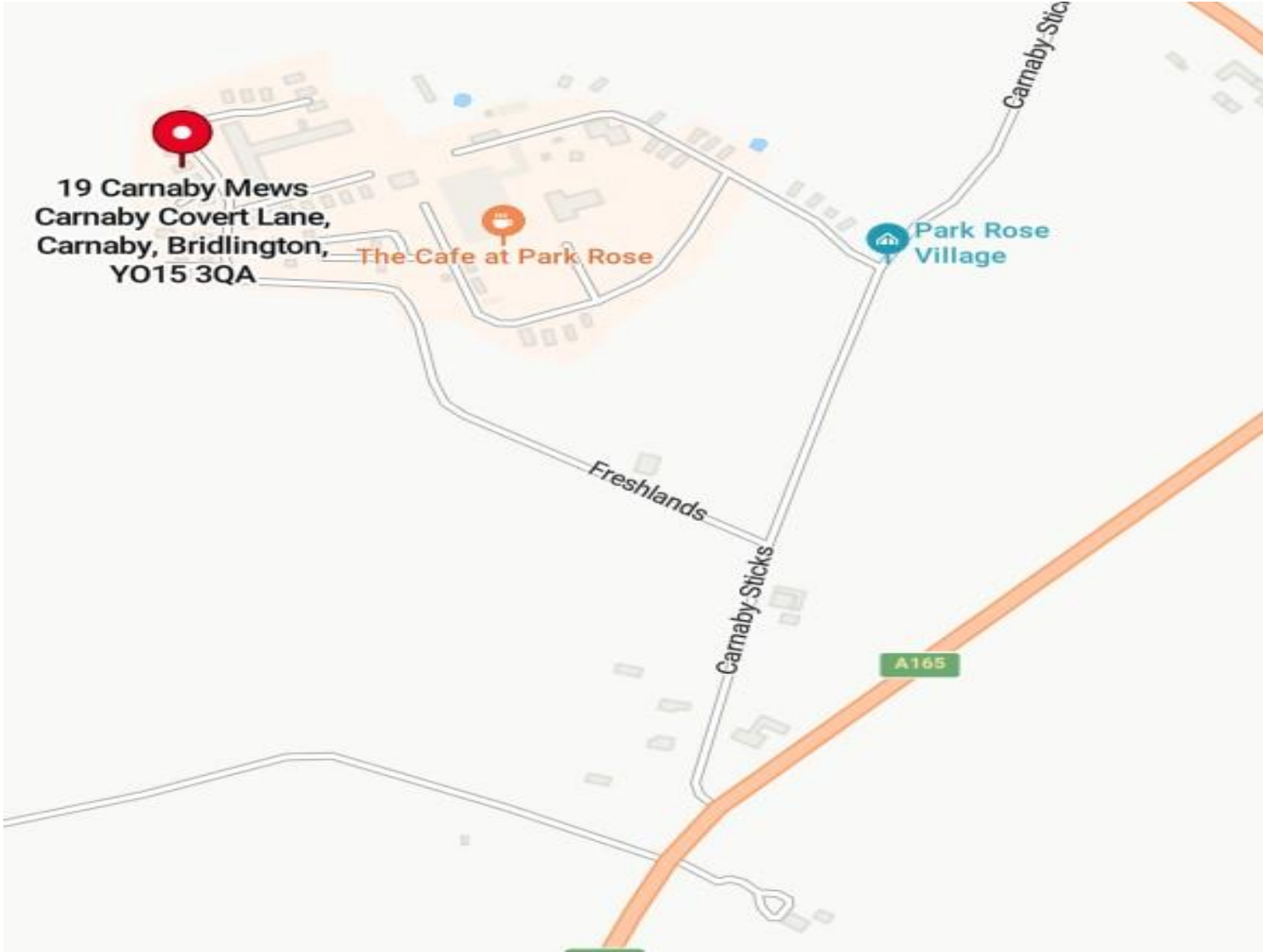
To the side of the property, a large driveway provides ample off-street parking for multiple vehicles, adding to the convenience of this well-equipped holiday home.

OUTSIDE

A sunny paved patio area to the rear of the property is currently used as an outdoor dining space and includes a plastic storage unit. Communal gardens surround the property, offering a pleasant and well-maintained environment. To the front, there is a neatly kept lawn, while the side features the spacious driveway and a gravelled area currently used for bin storage.

TENURE

We understand that the property is leasehold with 999 years from the 29th September 2000.



Maintenance is charged at £444 per annum from the 1st January to the 31st December.
Ground Rent is £394.80 per annum from the 1st January to 31st December

SERVICES

Electric and water are available to the property

COUNCIL TAX BAND - A

This holiday bungalow is registered specifically for holiday use and, as such, is exempt from the double council tax rating applied to second homes. Instead, it is subject to the standard council tax rate, offering a more cost-effective ownership option for holiday home buyers.

ENERGY PERFORMANCE CERTIFICATE - RATED D

NOTE

The vendor is offering to sell the property fully furnished, making it ready for immediate holiday use.

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

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

The digitally calculated floor area is 49 sq m (527 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Testimonials

“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”

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