



32 Harewood Avenue
Bridlington
YO16 7QA

ASKING PRICE OF

£225,000

2 Bedroom Semi-Detached Bungalow With



Garden



2



2



2



Garage, Off
Road Parking



Gas Central Heating

32 Harewood Avenue, Bridlington, YO16 7QA

An absolutely stunning semi-detached bungalow, finished to a high standard throughout with no expense spared, offering beautifully appointed and versatile accommodation. The ground floor features a stylish lounge, an elegant dining room, a contemporary kitchen, a generous bedroom and a modern shower room, while the first floor boasts a further impressive bedroom suite complete with a bathroom and a further versatile room that could be a dressing room or walk in wardrobe.

Externally, the property enjoys an immaculately presented private rear garden with patio and low-maintenance artificial lawn, ideal for outdoor living, along with off-road parking and a garage. Presented in true turn-key condition, this outstanding home is ready to move straight into and enjoy.

The property is situated on the north side of the town in

a sought-after location between Bempton Lane and Marton Road and offers excellent amenities nearby including the parade of shops on Marton Road that provide a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store and a play park also close by. The area benefits from a reliable bus route, making it ideal for families and retirees.

Bridlington is a picturesque coastal town on the East Yorkshire coast, known for its golden beaches, scenic promenades, and historic charm. The vibrant Old Town offers independent shops, cafés, and galleries, while the seafront hosts regular events and entertainment at the Spa. With easy access to nature reserves, walking trails, and local amenities, Bridlington blends coastal beauty with a welcoming community feel.



Lounge



Dining Room



Dining Room



Dining Room

Accommodation

ENTRANCE

Entrance to the property is via a composite door to the side elevation, leading directly into the kitchen.

LOUNGE

17' 6" x 10' 6" (5.34m x 3.22m)

The lounge is light and airy, featuring a window to the front elevation, two radiators, coving, and wood-effect laminate flooring. A gas fire with feature surround creates a focal point to the room, while doors lead to the inner hall and dining room. There is also a useful storage cupboard with plumbing and ventilation, providing space for a washing machine and dryer.

DINING ROOM

15' 10" x 7' 7" (4.83m x 2.32m)

The dining room is a beautifully presented space, featuring wood effect laminate flooring, two radiators, and ample room for a dining table with a fitted chandelier point above. A window to the rear overlooks the garden, with additional space for a chair creating a cosy nook, ideal for reading or enjoying a coffee, while a composite door provides direct access to the rear garden.

KITCHEN

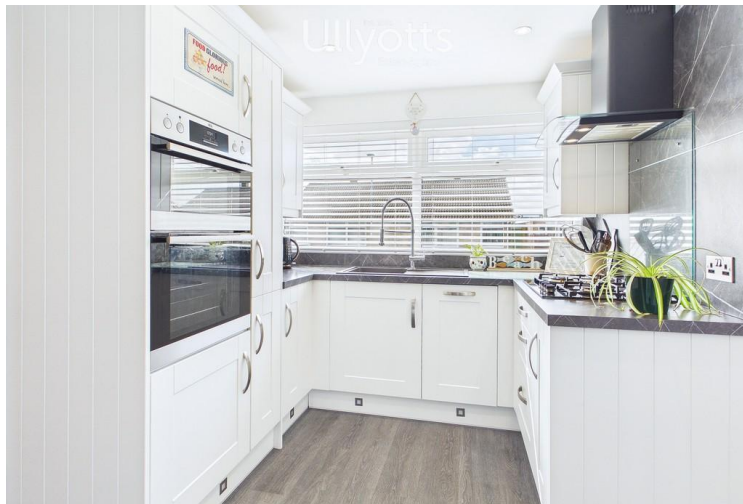
12' 7" x 8' 1" (3.85m x 2.47m)

The kitchen offers a range of wall, base and drawer units with worktops over and matching splashbacks, complemented by wood-effect laminate flooring with kickboard lighting. A composite sink and drainer with mixer tap sit beneath a front-facing window, with an additional window to the side elevation and inset spotlighting providing excellent natural light. Integrated appliances include a slimline dishwasher, four-ring gas hob with extractor fan over, double oven and microwave, with further space for a fridge freezer. An extended section of worktop creates a breakfast bar ideal for casual dining for two people, with a radiator beneath, and a door leading through to the lounge.

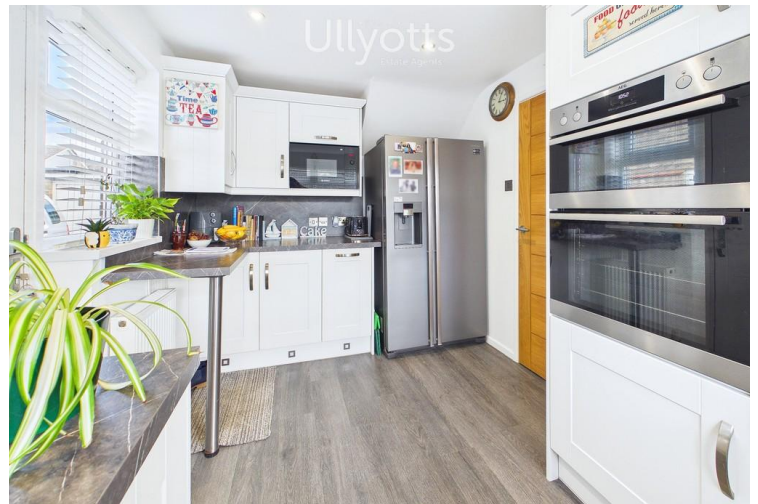
INNER HALL

4' 5" x 2' 0" (1.37m x .61m)

The inner hall benefits from a storage cupboard, doors to the ground floor bedroom and shower room and the staircase leads to the first floor landing.



Kitchen



Kitchen



Bedroom

BEDROOM

12' 0" x 10' 2" (3.68m x 3.11m)

The ground floor bedroom benefits from an east-facing rear window overlooking the well-maintained rear garden, along with fitted wardrobes, dressing table storage and a radiator, creating a well-presented and functional room.

SHOWER ROOM

8' 3" x 5' 2" (2.54m x 1.58m)

The ground floor shower room is fully equipped, featuring a quadrant shower with sliding doors, thermostatic shower and wet wall surround, along with a WC and vanity wash hand basin with LED illuminated mirror above. The room is finished with partially tiled walls and feature wallpaper, complemented by inset spotlighting and a heated towel ladder, while a side-facing window provides natural light and ventilation.

FIRST FLOOR LANDING

2' 11" x 2' 9" (0.90m x 0.84m)

The first-floor landing provides access to both the first-floor bedroom and bathroom, along with a large walk-in storage cupboard which offers excellent storage space and also houses the gas central heating boiler.



Shower Room

BEDROOM

14' 2" x 12' 4" (4.32m x 3.76m)

The first-floor bedroom is spacious and well-presented, featuring a front-facing window, fitted wardrobe storage and a dressing table area positioned beneath a further front-facing window, with spotlighting above and a radiator.

BATHROOM

10' 5" x 4' 8" (3.18m x 1.43m)

The bathroom comprises a panelled bath, wash hand basin and WC, complemented by partially tiled walls, feature wallpaper and a radiator. A side-facing window provides natural light, a useful storage cupboard and a door leading through to a further versatile room.

DRESSING ROOM / HOME OFFICE

20' 0" x 6' 4" (6.11m x 1.95m)

The room accessed from the bathroom offers superb versatility and is ideally suited as a dressing room, walk-in wardrobe, craft space or home office. It benefits from a side-facing window, wall lighting and a radiator, creating a bright and adaptable space.



Bedroom



Dressing Area



Bathroom



Garden

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE / PARKING

21' 10" x 9' 1" (6.66m x 2.79m)

A shared paved driveway to the side of the property provides off-road parking and access to the garage, while additional hardstanding to the front offers further parking space.

The garage benefits from an electric roller door, with power and lighting connected, together with a large uPVC side window and a personnel door providing access to the rear garden.

GARDEN

To the rear, the east-facing garden is beautifully arranged, featuring a patio area ideal for a bistro table and enjoying morning coffee. Steps lead up to a raised section with low-maintenance artificial lawn, providing a neat and tidy finish all year round, complemented by

areas for colourful shrubs. A private space to the rear of the garage is ideally positioned for a hot tub, while a pergola with an additional patio area and outdoor plug sockets creates a perfect setting for entertaining. The garden is fully enclosed with fenced boundaries and includes a gate providing access to the driveway.

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.

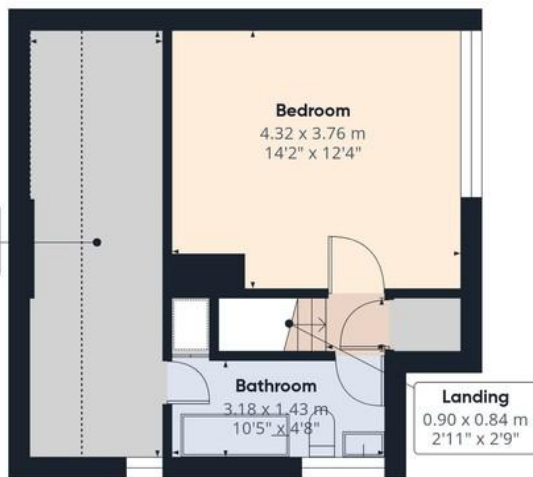
COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED D

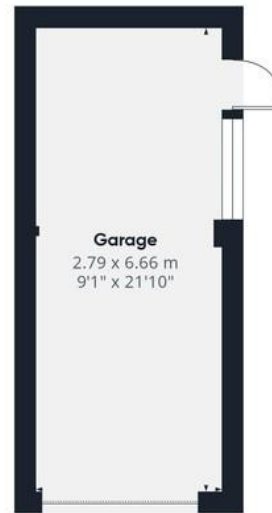
The digitally calculated floor area is (110.8 m²). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Ulllyotts
Estate Agents

Approximate total area⁽¹⁾

110.8 m²
1193 ft²

Reduced headroom

4.2 m²
45 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

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



32 Harewood Avenue



▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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