



7 Trentham Close
Bridlington
YO16 6EB

ASKING PRICE OF

£185,000

3 Bedroom Detached Bungalow



Garden



3



1



1



Garage, Off
Road Parking



Gas Central Heating

7 Trentham Close, Bridlington, YO16 6EB

Situated in the residential area of Trentham Close, Bridlington, this three-bedroom detached bungalow offers spacious and versatile accommodation throughout. The property briefly comprises an entrance hall, fitted kitchen, generous lounge/diner, inner hallway, three bedrooms and a house bathroom and would benefit from some modernisation throughout. Externally, the property benefits from a garage, ample off-road parking for several vehicles and a private enclosed rear garden, making it an ideal home for families, downsizers or those seeking single-storey living.

The Bempton Lane area in Bridlington is on the north side of the town in a sought-after location offering excellent amenities and access to highly regarded schools, including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18). Nearby, the

parade of shops on Marton Road provides 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 offers the charm of a classic Yorkshire seaside town with the convenience of modern living. Its award-winning sandy beaches, bustling harbour, and picturesque Old Town create a welcoming atmosphere for residents of all ages. The town provides excellent local amenities, well-regarded schools, and easy transport links, making it an appealing choice for families, retirees, and holiday-home buyers alike. With a friendly community and a relaxed coastal lifestyle, Bridlington is a place where every day feels a little brighter.



Entrance



Kitchen



Lounge/Dining Area



Inner Hall

Accommodation

ENTRANCE HALL

6' 2" x 4' 7" (1.9m x 1.4m)

Timber glazed entrance door leading into the hallway, with radiator and decorative coving to the ceiling.

KITCHEN

10' 9" x 8' 10" (3.3m x 2.7m)

Fitted with a range of wall, base and drawer units with work surfaces over incorporating a stainless steel sink with mixer tap and tiled splashbacks. Built-in electric oven with hob and extractor hood above, wall-mounted gas central heating boiler, space for a fridge freezer and tumble dryer, storage cupboard, decorative coving and a window to the front elevation.

LOUNGE/DINING AREA

21' 11" x 10' 9" (6.7m x 3.3m)

Spacious dual-purpose reception room featuring a bay window to the front elevation, gas fire, decorative coving and two radiators, providing ample space for both living and dining furniture.

INNER HALLWAY

With doors to:

BEDROOM 1

14' 5" x 10' 5" (4.4m x 3.2m)

Window to the rear elevation, fitted with a range of built-in wardrobes, radiator, space and plumbing for a washing machine, and decorative coving to the ceiling.

BEDROOM 2

11' 5" x 9' 6" (3.5m x 2.9m)

Window to the rear elevation, fitted with a range of built-in wardrobes and a radiator.

BEDROOM 3

10' 2" x 6' 10" (3.1m x 2.1m)

With window to side elevation, coving and laminate flooring



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

BATHROOM

6' 0" x 6' 0" (1.85m x 1.85m)

Fitted with a panelled bath, pedestal wash hand basin and low-level WC. Complemented by tiled splashbacks and a window to the side elevation.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

OUTSIDE

To the front of the property is a gravelled forecourt with a side driveway providing ample off-road parking for several vehicles. Gated access leads to the private enclosed rear garden, which is predominantly laid to lawn and features a generous patio seating area, secure boundary fencing, outside tap and external lighting.

GARAGE

17' 8" x 9' 6" (5.4m x 2.9m)

Fitted with an up-and-over door, side access door and side window, with power and lighting connected.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RETAED D

SERVICES

All mains services are available at the property.



Garden



Rear Elevation



Front Elevation



Bridlington Beach

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.

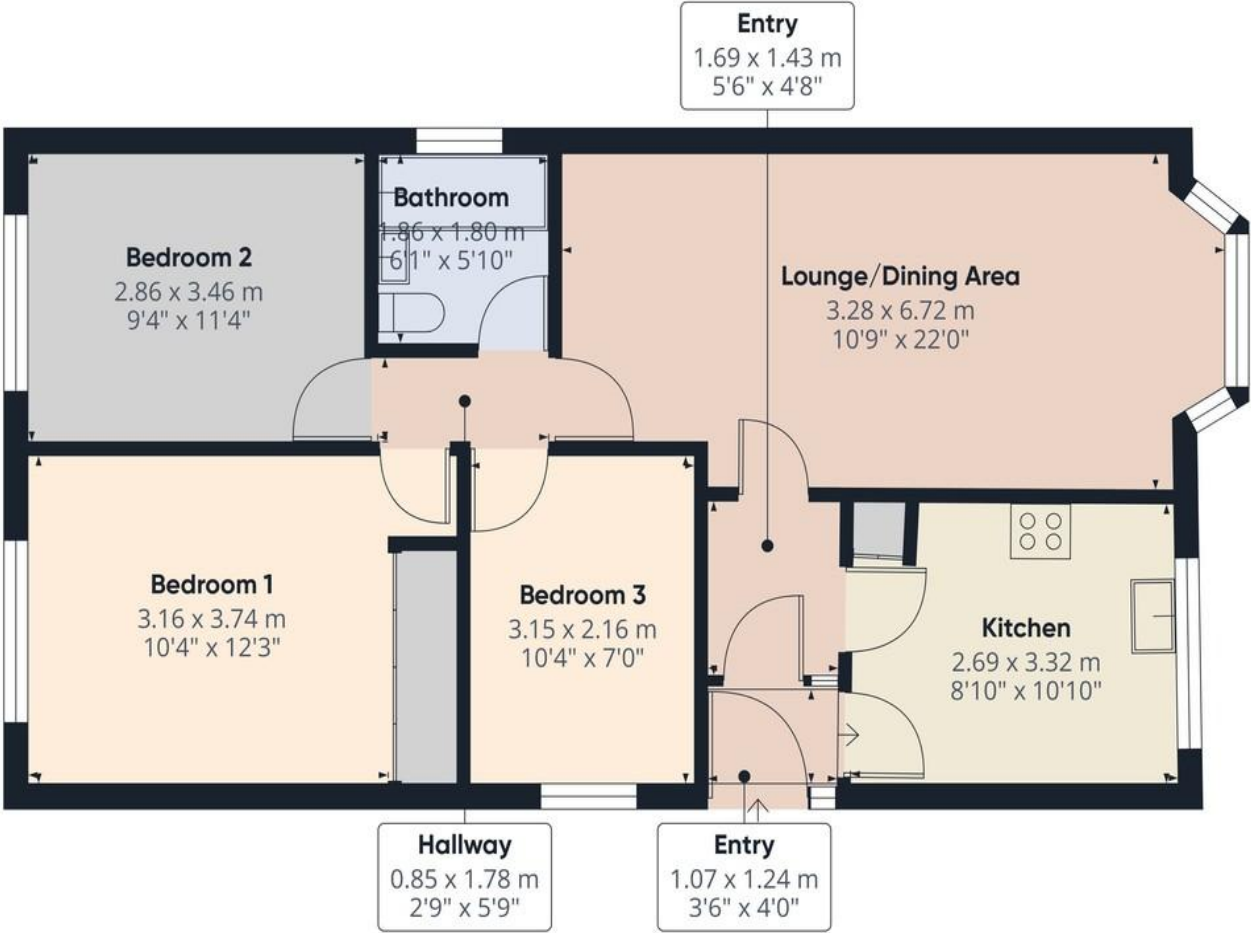
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 70 sq m (753 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area[®]
69.1 m²
743 ft²

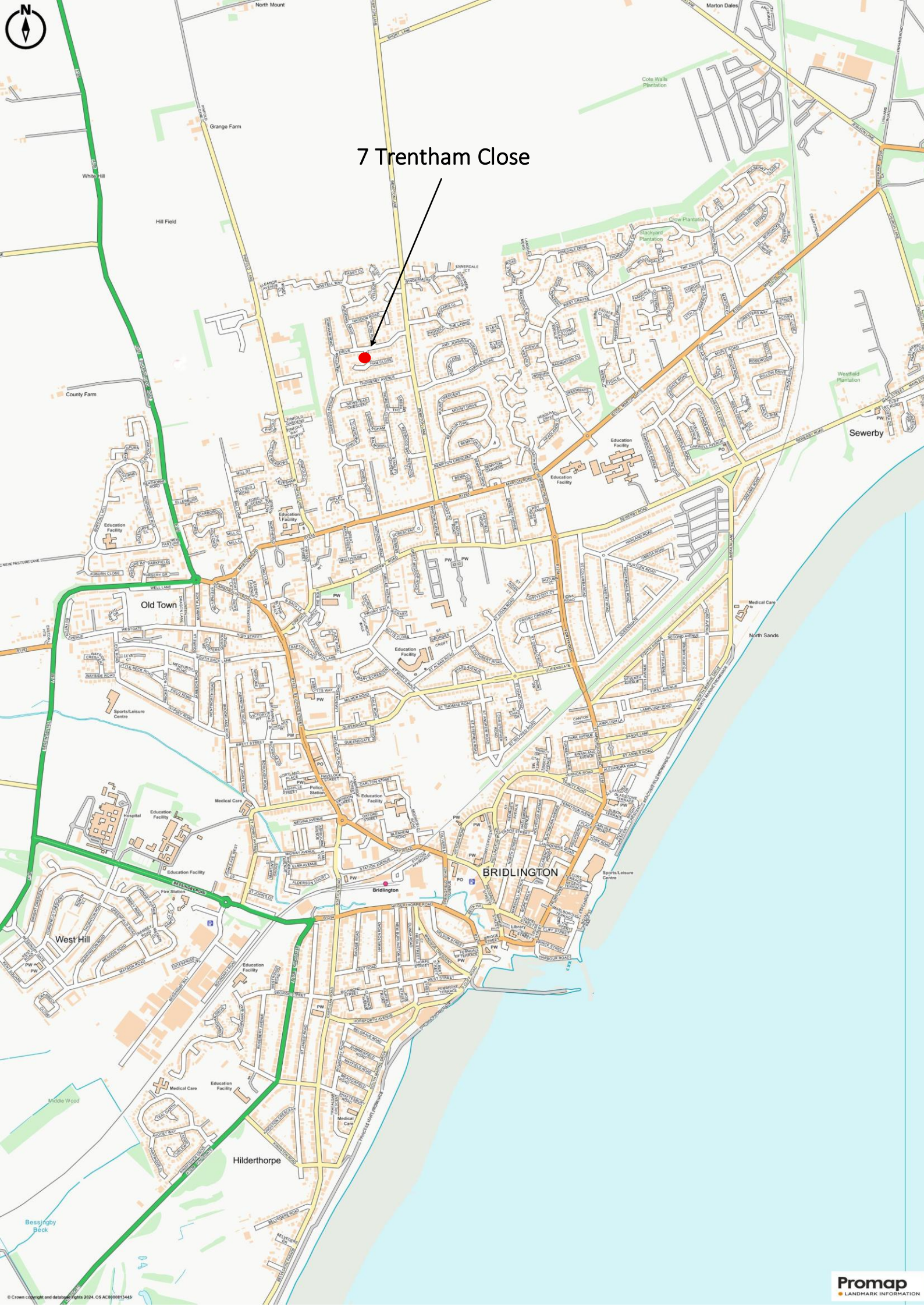
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



7 Trentham Close



▪ 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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