



5 Thoresby Avenue  
Bridlington

YO16 7EL

GUIDE PRICE

**£187,500**

**2 Bedroom Semi-Detached Bungalow**



Garden



Garage, Off  
Road Parking



Gas Central Heating

## 5 Thoresby Avenue, Bridlington, YO16 7EL

Beautifully presented throughout, this lovely two-bedroom semi-detached bungalow offers stylish and well maintained accommodation in a highly desirable setting. Featuring a spacious and inviting lounge, a recently fitted contemporary kitchen, and a low-maintenance wet room, the property is ideal for those seeking comfortable single storey living. Offered for sale with no ongoing chain, the bungalow further benefits from off-road parking, a garage, and an exceptional 95ft south-facing rear garden - one of only five properties in the vicinity to enjoy such a generous outdoor space.

The property itself is situated on Thoresby Avenue which is just off Bempton Lane. Amenities close by include a little convenience store just around the corner on Trentham Drive. A short drive away is the parade of shops on Marton Road which provides a

convenience store, fish and chip shop, pharmacy and hairdresser. A cut through Aysgarth Rise from Darwin Road takes you to the Friendly Forrester public house and eatery, the Co-Op Supermarket and the North Library just off Martongate. The area benefits from a reliable bus route, making it ideal for families and retirees.

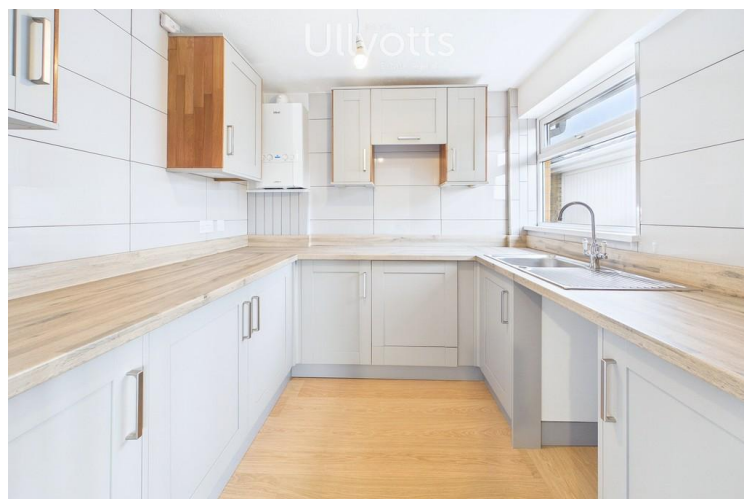
Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful beaches, historic harbour and vibrant promenade. With its blend of traditional seaside attractions, quaint Old Town and scenic coastal walks, including the nearby Flamborough Head and Bempton Cliffs, Bridlington offers a perfect mix of relaxation, natural beauty and heritage. Popular with families and holidaymakers, the town also has a thriving local community, making it a delightful place to call home.



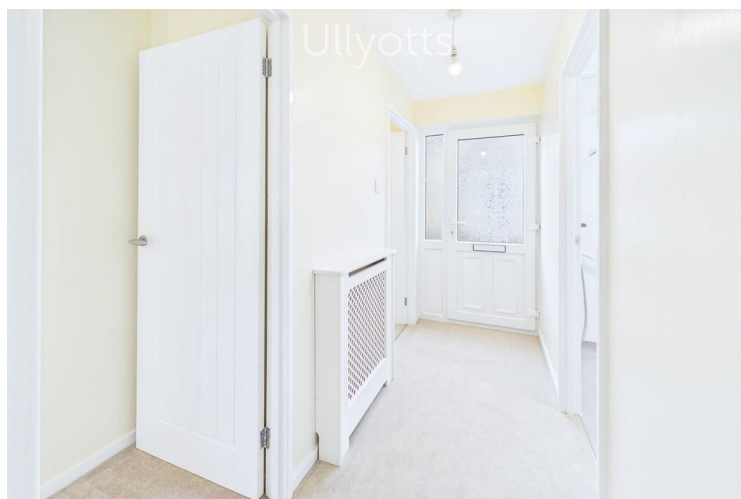
Lounge



Virtually Staged Lounge



Kitchen



Hallway

## Accommodation

### ENTRANCE HALL

9' 1" x 3' 10" (2.78m x 1.17m)

Accessed via a glazed uPVC door to the side elevation, the welcoming entrance hall features a radiator, loft access hatch, and doors leading to all rooms.

### LOUNGE

17' 9" x 10' 7" (5.42m x 3.25m)

The spacious lounge is filled with natural light, featuring two large windows overlooking the rear garden along with French doors providing direct access outside. A feature fireplace with decorative surround creates an attractive focal point, while coving adds a touch of character. The room also benefits from two radiators, ample space for both living and dining furniture, and a door leading through to the kitchen.

### KITCHEN

8' 0" x 7' 9" (2.44m x 2.38m)

The kitchen has been recently refitted with an attractive range of 'Shaker' style wall and base units complemented by wood-effect work surfaces, tiled splashbacks, and wood-effect laminate flooring. A stainless-steel sink and drainer with mixer tap is positioned beneath a rear-facing window enjoying views over the garden. Integrated appliances include a fridge and freezer, while additional space and plumbing are provided for a washing machine. The room also houses a wall-mounted boiler.

### BEDROOM 1

11' 9" x 9' 5" (3.59m x 2.89m)

The first bedroom offers a window to the front and a radiator.



Bedroom 1



Virtually Staged Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

## BEDROOM 2

9' 10" x 8' 0" (3.01m x 2.46m)

The second bedroom also benefits from a window to the front and a radiator.

## WET ROOM

7' 3" x 5' 4" (2.21m x 1.65m)

The wet room is fitted with wet wall panelling and non-slip flooring, comprising a drainer with wall-mounted electric shower over, wash hand basin, and WC. A side-facing window provides natural light and ventilation, while further benefits include a heated towel rail, extractor fan, and a useful storage cupboard with shelving ideal for linen and towels.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## PARKING / GARAGE

18' 2" x 8' 3" (5.55m x 2.53m)

A driveway to the side of the property provides off-road parking and leads to the garage, fitted with an up-and-over door, rear window, and a uPVC personnel door to the side offering direct access to the garden.

## OUTSIDE

Positioned to the rear of the garage is a greenhouse-style structure, offering excellent potential to be utilised as a sun room or garden room, subject to any necessary requirements.

The impressive south-facing rear garden is a particular feature of the property and is one of only five in the vicinity to enjoy such a generous plot. Benefiting from a paved seating area and a well-established lawn bordered by mature trees, shrubs, and flower beds, it provides a fabulous outdoor space ideal for relaxing and entertaining.



Wet Room



Garden



Rear Elevation



Garage

To the front, the property is set back from the road behind an open lawned frontage, creating an attractive approach.

#### 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 C

#### 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.

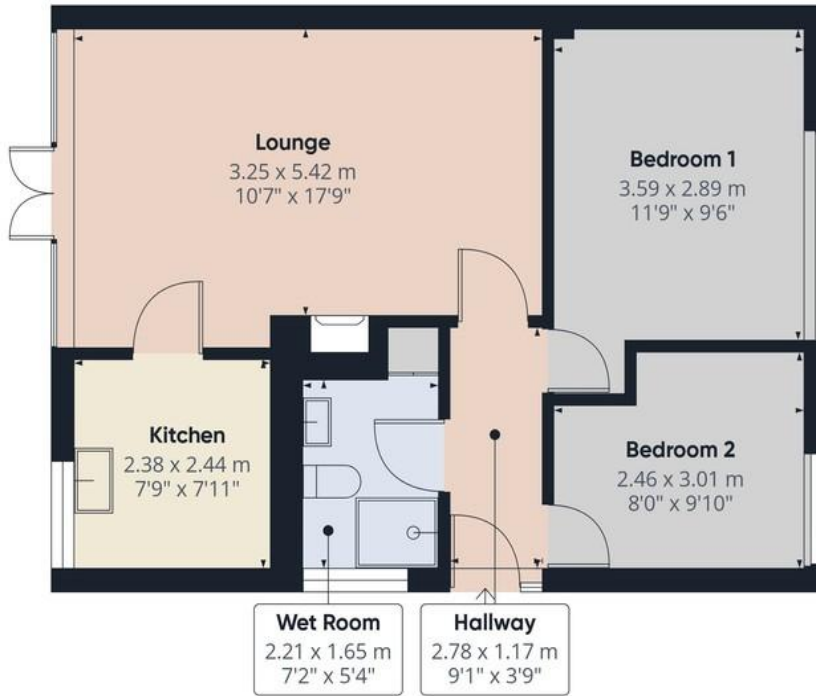
Floor plans are for illustrative purposes only.

#### VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 65 sq m (695 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
64.6 m<sup>2</sup>  
696 ft<sup>2</sup>

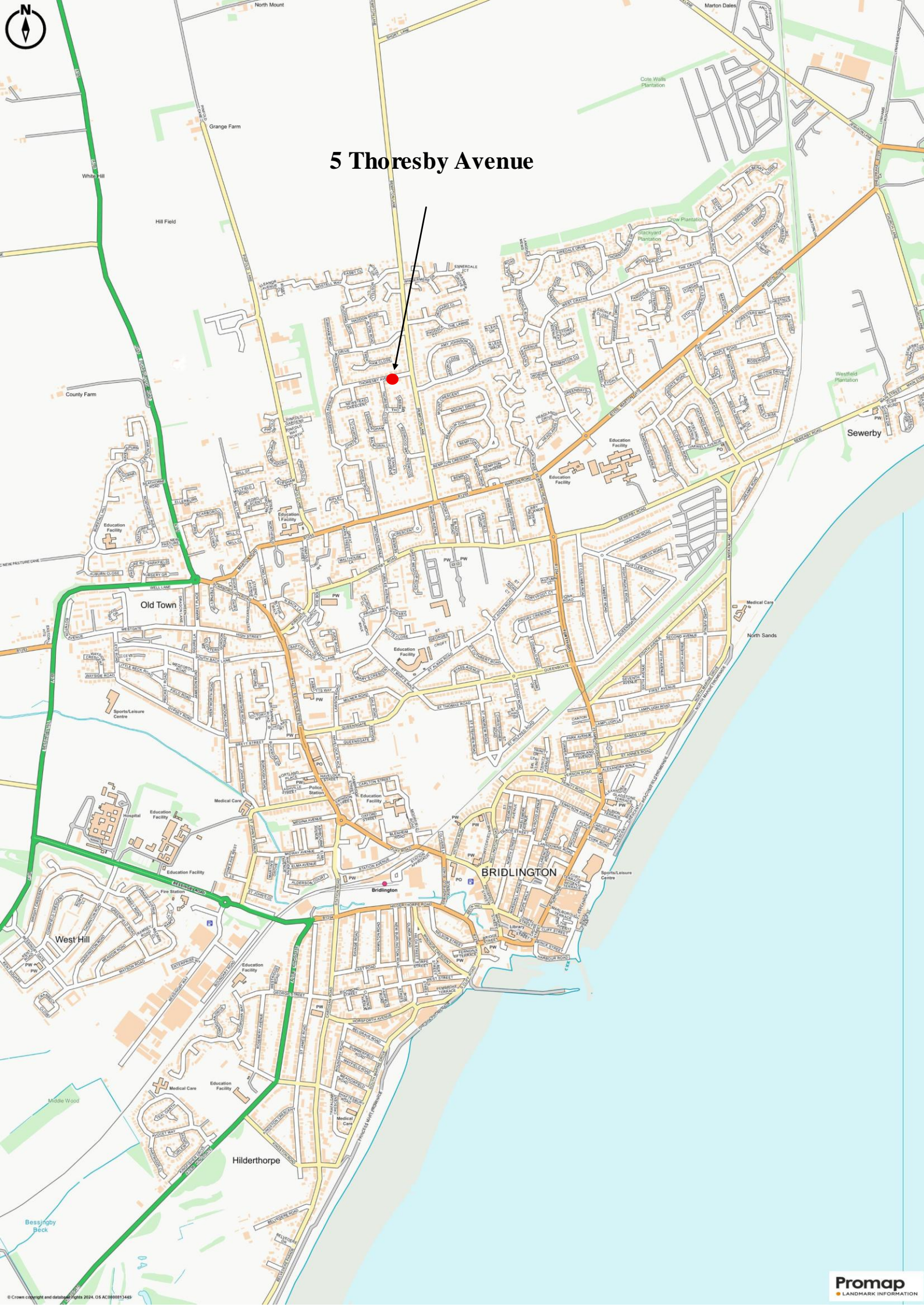
(1) Excluding balconies and terraces

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

GIRAFFE360



# 5 Thoresby Avenue



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