



20 Carnaby Mews
Carnaby
YO15 3QA

GUIDE PRICE

£115,000

2 Bedroom Detached Bungalow



Open Plan Lounge/Dining/Kitchen



2



1



1



Off Road
Parking



Electric Heating

20 Carnaby Mews, Carnaby, YO15 3QA

This beautifully presented two-bedroom detached holiday bungalow occupies a generous plot, combining comfortable, well-planned accommodation with a particularly private rear setting. Ideal as a relaxing retreat, the property offers a spacious open-plan living, dining and modern kitchen area, creating a light and sociable heart to the home. A contemporary shower room completes the accommodation, while the property also benefits from off-street parking and a secluded paved rear patio, providing a private outdoor space for alfresco dining, relaxing and enjoying the surrounding setting.

This holiday bungalow is registered specifically for holiday use 52 weeks of the year and, as such, is exempt from the double council tax rating applied to second homes. Traditionally Brick built, and an ideal Holiday let.

Situated on the outskirts of Carnaby it 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 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 a children soft play area. With easy connections to York, Beverley, and beyond.



Open Plan Lounge/Dining/Kitchen



Kitchen Area



Bedroom 2



Bedroom 1

Accommodation

ENTRANCE HALL

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/DINING/KITCHEN

17' 6" x 17' 1" (5.34m x 5.21m)

A well-proportioned open-plan living space forms the heart of the bungalow, with two windows overlooking the side of the property and a sliding uPVC door opening onto the private rear patio, bringing in an abundance of natural light. The lounge provides access to both bedrooms, the shower room and a useful storage cupboard.

Finished with comfortable carpeting and an electric fire, the room offers a cosy and inviting place to relax. The open-plan layout continues through to the kitchen, where a breakfast bar creates a convenient area for informal meals or socialising.

KITCHEN AREA

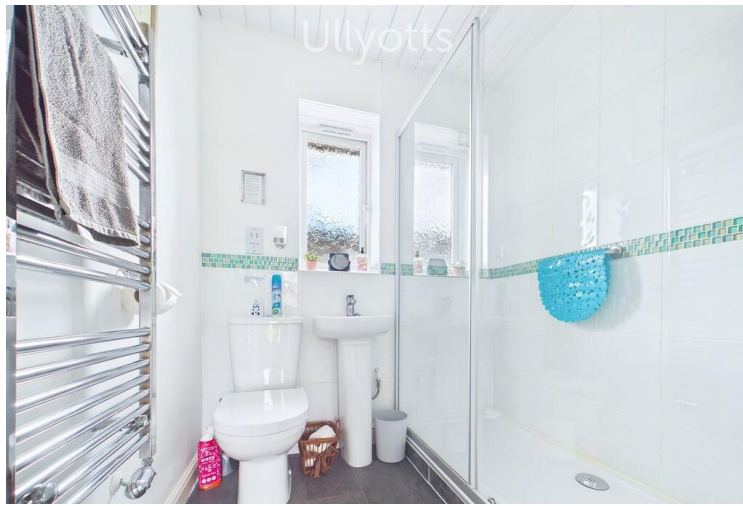
The modern kitchen offers a good range of fitted storage, comprising a combination of wall, base and drawer units, with worktops and a tiled splashback completing the finish. A breakfast bar extends from the kitchen and provides seating for up to four, making it ideal for relaxed dining.

The kitchen is finished with practical tiled flooring and includes designated spaces for a washing machine and under-counter fridge, along with a fitted oven, electric hob and extractor fan. A radiator provides heating, while a separate cupboard houses the electric boiler and water tank.

BEDROOM 1

11' 9" x 10' 1" (3.59m x 3.09m)

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.



Shower Room



Rear Elevation



Seating Area



Bridlington Bay

BEDROOM 2

11' 8" x 7' 0" (3.56m x 2.15m)

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

SHOWER ROOM

The contemporary shower room is finished to a high standard and features a spacious double shower enclosure with screen and thermostatic shower. There is also a modern vanity unit with wash hand basin, WC and heated towel ladder, while part-tiled walls and tile-effect vinyl flooring provide a practical and stylish finish. A window to the side elevation brings natural light into the room, adding to the bright and airy feel of this attractive space.

****FURNITURE ALL INCLUDED IN THE SALE****

CENTRAL HEATING

The property benefits from an electric boiler providing central heating to radiators and hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

To the rear of the property, a sunny paved patio provides an ideal space for outdoor dining and relaxing. The yard is surrounded by a well-maintained open grassed area, creating a pleasant and peaceful setting. With no properties directly behind, the garden enjoys a secluded and private aspect.

To the front of the property is a neatly landscaped lawn, while to the side there is a generous private driveway providing convenient off-street parking.

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.



Bridlington North Beach

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 - AWAITED

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.

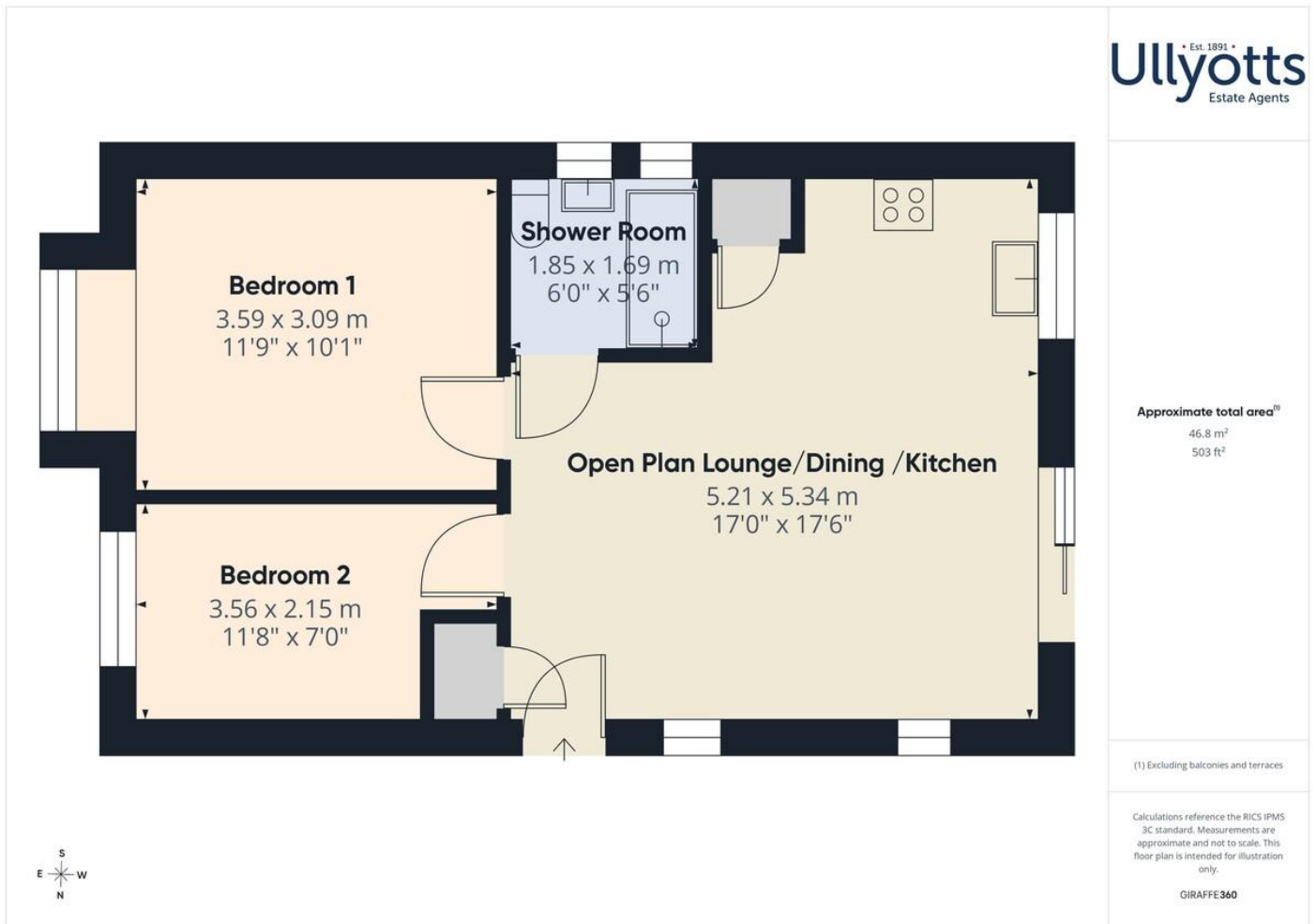
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 47 sq m (504 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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