



94 Avocet Way
Bridlington
YO15 3NT

GUIDE PRICE

£285,000

3 Bedroom Detached Bungalow



Garden



Garage, Off
Road Parking



Gas Central Heating

94 Avocet Way, Bridlington, YO15 3NT

Offered to the market with no onward chain, this attractive detached three-bedroom bungalow occupies a sought after position on the Southside. Offering well-proportioned accommodation throughout, the property features a spacious lounge/dining room, a well-equipped kitchen, three versatile bedrooms and a modern bathroom. Externally, the home benefits from ample off-road parking, a garage and a delightful south-west facing rear garden, providing the perfect space to relax and enjoy the afternoon and evening sunshine. An excellent opportunity for those seeking comfortable single-storey living in a desirable location.

Avocet Way is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. Local conveniences just a short drive away include retailers

such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery is close by. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

Bridlington is a charming coastal town offering a relaxed pace of life, scenic seafront promenades, and a traditional harbour. With its award-winning beaches, historic old town, and an array of local shops, cafés, and markets, it's a welcoming place to enjoy leisurely days by the sea. Surrounded by beautiful countryside and with excellent transport links, Bridlington provides the perfect blend of coastal beauty and everyday convenience.



Lounge/Dining Area



Virtually Staged Lounge/Dining Area



Dining Room/Bedroom 2



Virtually Staged Dining Room/Bedroom 2

Accommodation

ENTRANCE HALL

8' 1" x 2' 11" (2.48m x 0.89m)

Entrance to the property is via a composite door to the side elevation, opening into the entrance hall. The hall benefits from a radiator and provides access to the WC, one of the bedrooms and the spacious lounge/dining room, while an archway leads through to the kitchen, creating a practical flow throughout the home.

LOUNGE/DINING AREA

19' 4" x 12' 6" (5.90m x 3.82m)

The spacious lounge offers an excellent living and dining space, with ample room to comfortably accommodate a dining table, making it ideal for both everyday living and entertaining. A bay window to the front elevation, fitted with stylish plantation shutters, allows plenty of natural light to flood the room. (These attractive shutters are fitted throughout the property, with the exception of the French doors in the rear bedroom and the bathroom.) Additional features include decorative coving, two ceiling light points and an attractive feature fireplace incorporating an electric fire, creating a warm and welcoming focal point. A door leads through to the inner hall, providing access to the remaining accommodation.

KITCHEN

9' 10" x 8' 2" (3.01m x 2.50m)

The kitchen is fitted with an attractive range of wall, base, drawer and display units, complemented by a matching worktop and coordinating splashback. Finished with tile-effect vinyl flooring. A ceramic sink and drainer with mixer tap is positioned beneath a side-facing window, allowing natural light to flow in. Integrated appliances include an electric oven, four-ring gas hob with extractor fan over, along with a fridge freezer, washing machine and dishwasher. The room is further enhanced by inset spotlights, creating a bright and modern finish throughout.

DINING ROOM / BEDROOM 2

11' 6" x 8' 1" (3.52m x 2.48m)

The second bedroom has previously been utilised by the former owner as a dining room, offering excellent versatility to suit a variety of uses. A front-facing window provides natural light to the room, while a radiator ensures year-round comfort.



Kitchen



Virtually Staged Kitchen



Bedroom 1



Virtually Staged Bedroom 1

INNER HALL

5' 9" x 2' 11" (1.77m x 0.89m)

The inner hall provides access to bedrooms one and three, as well as the bathroom, and is further enhanced by a loft hatch offering additional storage potential. A useful built-in cupboard houses the gas central heating boiler, providing practical and discreet storage within this central space.

BEDROOM 1

11' 1" x 9' 3" (3.39m x 2.84m)

Bedroom One is well proportioned and features a range of fitted wardrobes with sliding mirrored doors, providing excellent storage along with a radiator and sliding doors open directly onto the rear garden, creating a pleasant outlook and seamless connection to the outdoor space.

BEDROOM 3

9' 7" x 9' 5" (2.93m x 2.88m)

The third bedroom also offers fitted wardrobe with sliding mirrored doors with a radiator and a window to the rear.

BATHROOM

7' 3" x 6' 1" (2.22m x 1.86m)

The bathroom is modern and well appointed, featuring a P-shaped bath with a curved glass shower screen and shower attachment. The suite also includes a WC and a vanity wash hand basin, complemented by a wall-mounted storage cupboard and fitted mirror for added convenience. Finished with vinyl flooring, a stylish wet wall surround and a heated towel radiator, the room is completed by a side-facing window providing natural light and ventilation.

WC

4' 10" x 2' 3" (1.49m x 0.71m)

The WC is a convenient second bathroom with a high windows to the side elevation, a WC, wash hand basin and wet wall surround.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom 3



Virtually Staged Bedroom 3



Bathroom



Garage

GARAGE & PARKING

17' 7" x 8' 3" (5.38m x 2.54m)

The garage benefits from power and lighting, and is accessed via a roller shutter door which is fob-operated, providing both convenience and security.

To the front of the garage is a generous paved driveway providing additional off-road parking for at least two vehicles, further enhancing the practicality of this well-proportioned property.

OUTSIDE

To the rear, the south-west facing garden enjoys a good degree of privacy and features a charming blend of outdoor space, including a small patio seating area, lawn and a garden shed. Mature shrubs and trees provide a wealth of colour and interest throughout the seasons, creating a peaceful and established setting.

To the front, the property is set behind a low-level fence with a neatly maintained lawn, beautifully edged with an array of colourful plants, enhancing its kerb appeal.

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 - 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.

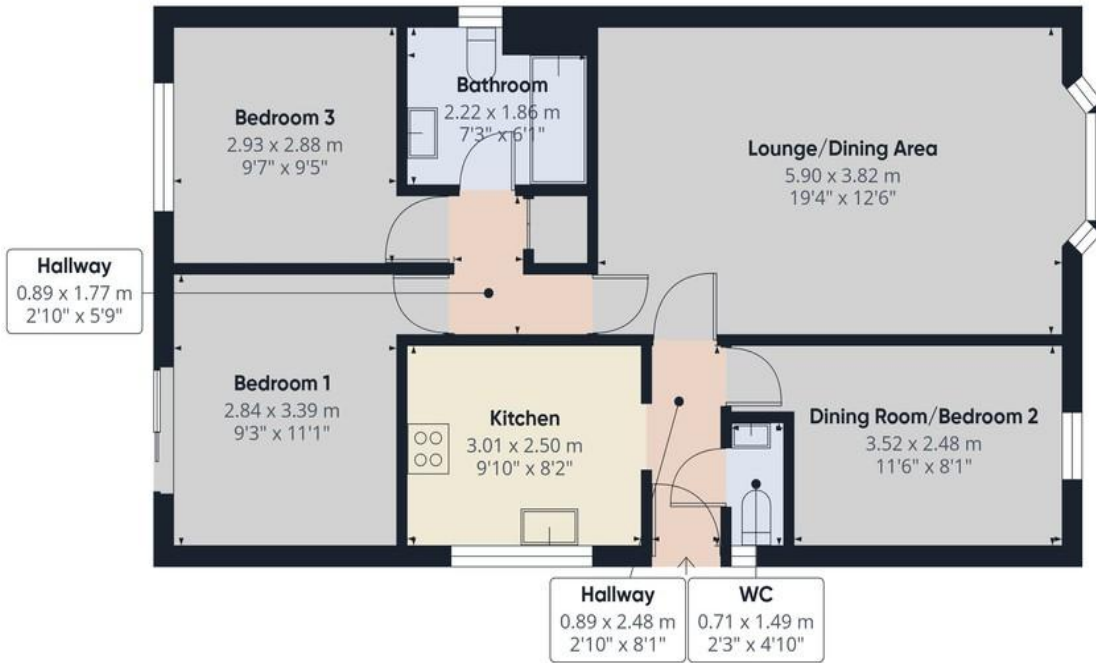
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (83.3 m²). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
83.3 m²
897 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.

▪ Est. 1891 ▪
Ullyotts
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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