

▪ Ulllyotts ▪

EST 1891



34 Harewood Avenue
Bridlington
YO16 7QA

OFFERS OVER

£200,000

2 Bedroom Dormer Bungalow

▪ Ulllyotts ▪

EST 1891

01262 401401



Rear Elevation



2



2



2



Garage, Off
Road Parking



Gas Central Heating

34 Harewood Avenue, Bridlington, YO16 7QA

A two-bedroom dormer bungalow which briefly comprises: kitchen, lounge, dining room, downstairs bedroom and shower room and upstairs bedroom and bathroom. Off road parking, gardens front and rear and a garage.

Bridlington is a premier East Yorkshire Coast resort centered around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and

held the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.

Sewerby Hall, a pleasant walk from the North Side, has gardens and parks open to the public as is the historic house complemented by a café. Danes Dyke Nature Reserve is a little further along the coast.

A short walk away is the Old Town. The original Victorian street featured in the acclaimed Dads Army film. A diverse selection of restaurants, public houses, crafts and antiques.



Kitchen



Kitchen



Lounge



View

Accommodation

ENTRANCE

Entrance is via a side uPVC door into:

KITCHEN

12' 11" x 8' 7" (3.945m x 2.641m)

With window to front and side elevation, tiled flooring, gloss 'putty' coloured wall and base units with work top over and splash back, stainless steel with drainer and mixer tap over, AEG gas hob, built in extractor fan, Neff eye level oven with grill, built in dishwasher and fridge, Radiator and arch way to:

INNER LOBBY

Suitable for shoe rack and coat hanging space and door to:

LOUNGE

17' 3" x 11' 7" (5.278m x 3.550m)

With window to front elevation, feature brick fire place with electric fire, radiator, door to hallway and archway to:

DINING ROOM

10' 8" x 7' 10" (3.269m x 2.409m)

With radiator and sliding patio doors onto the garden.

HALLWAY

With storage cupboard, stairs to first floor and doors to:

DOWNSTAIRS BEDROOM 2

12' 0" x 10' 3" (3.673m x 3.147m)

With radiator and sliding patio doors onto the garden.

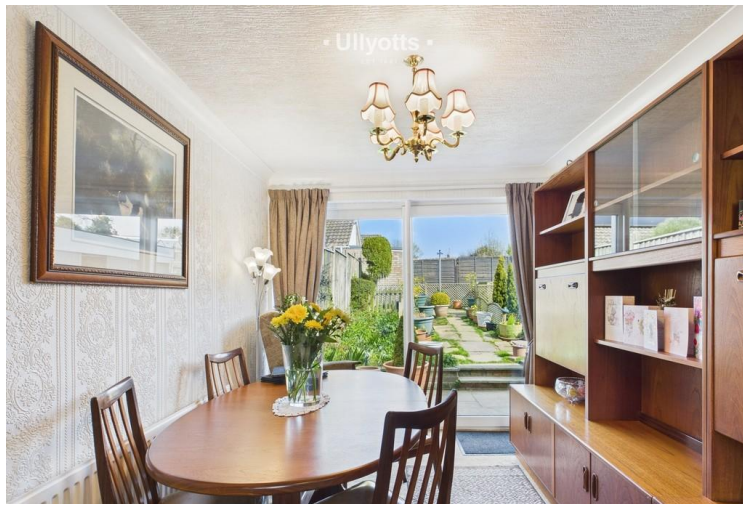
DOWNSTAIRS SHOWER ROOM

8' 5" x 5' 2" (2.575m x 1.586m)

With window to side elevation, tile effect vinyl flooring, part tiled walls, WC, vanity wash hand basin, quadrant shower with wet wall surround, glass sliding doors, thermostatic shower with double head and plumbing for washing machine.

LANDING

With storage cupboard housing the Gas Central Heating boiler and doors to:



Dining Room



Downstairs Bedroom 2



Downstairs Shower Room



Upstairs Bedroom 1

UPSTAIRS BEDROOM 1

12' 3" x 11' 11" (3.754m x 3.649m)

With window to front elevation, fitted wardrobes and radiator.

BATHROOM

10' 3" x 4' 6" (3.147m x 1.387m)

With window to side elevation, tiled floor and walls, panelled bath with glass screen and thermostatic shower, vanity wash hand basin and WC. Inset spotlighting, radiator and extractor fan. Door to airing cupboard and secret hidden storage behind the mirror.

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

The front of the property is mainly laid to lawn with a paved driveway to the side of the property leading to the garage.

To the rear of the property there is a patio area with steps up to an additional patio which offers seating and a greenhouse. The garden also benefits from colourful shrubs and plants. Double personnel doors into the garage and an outside tap.

GARAGE

With up and over door and power and light.

TENURE

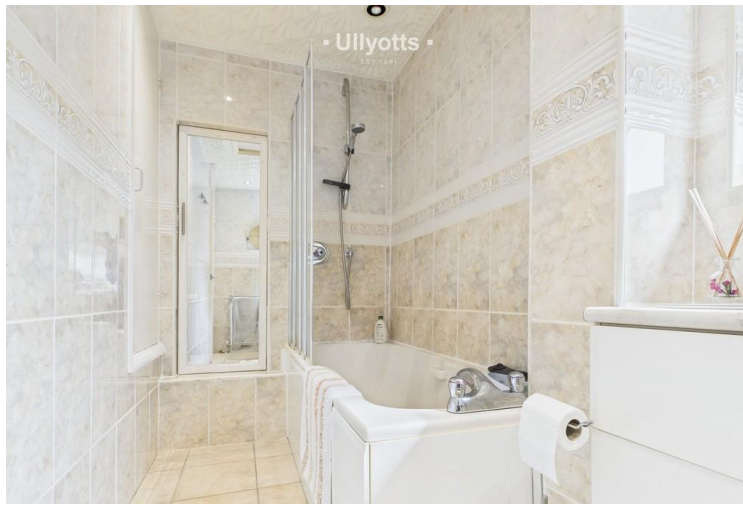
We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND - RATED C

ENERGY PERFORMANCE CERTIFICATE - RATED D

SERVICES

All mains services are available at the property.



Bathroom



Rear Elevation



Garage

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.

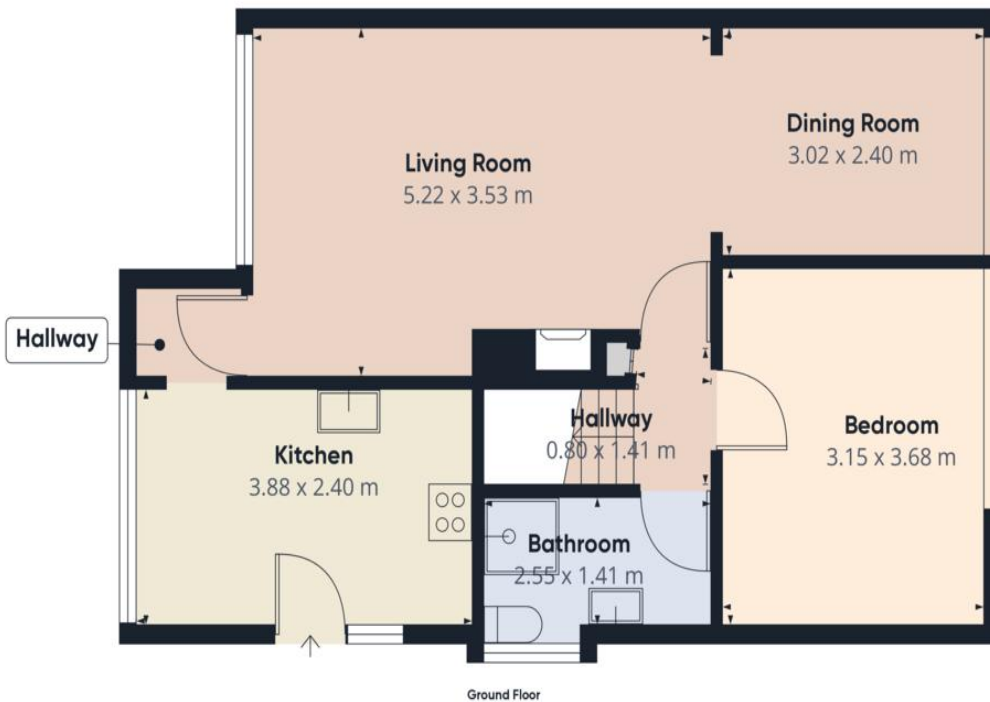
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulliyotts 01262 401401
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 84 sq m



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Approximate total area⁽⁸⁾
54.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



34 Harewood Avenue

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Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

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