



47 Harewood Avenue
Bridlington
YO16 7QE

OFFERS OVER

£190,000

3 Bedroom Semi-Detached Bungalow



Garden



3



1



2



Garage, Off
Road Parking



Gas Central Heating

47 Harewood Avenue, Bridlington, YO16 7QE

This versatile semi-detached bungalow offers spacious accommodation across two floors, including a bright lounge, modern kitchen, and a dining area converted from a third bedroom. With bedrooms and bathrooms on both levels, plus a generous storage room ideal for hobbies or a home office, the property also benefits from attractive front and rear gardens, a driveway and a detached garage.

The property is situated on the north side of the town in a sought-after location between Bempton Lane and Marton Road and offers excellent amenities nearby including the parade of shops on Marton Road that provide 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 is a picturesque coastal town on the East Yorkshire coast, known for its golden beaches, scenic promenades, and historic charm. The vibrant Old Town offers independent shops, cafés, and galleries, while the seafront hosts regular events and entertainment at the Spa. With easy access to nature reserves, walking trails, and local amenities, Bridlington blends coastal beauty with a welcoming community feel.



Lounge / Dining area



Dining Area



Fireplace



Kitchen

Accommodation

ENTRANCE

Entrance to the property is via a uPVC door located at the side, providing direct access into the kitchen for added convenience.

LOUNGE

28' 3" x 8' 0" (8.62m x 2.45m)

The lounge features a front-facing window that allows natural light to fill the space, complemented by an electric wall heater, decorative coving, and a striking electric fire with colourful flame effect. A door leads to the inner lobby, while the room opens into the dining area-formerly a third bedroom-creating a spacious and versatile living arrangement.

DINING AREA / BEDROOM 3

The dining space, previously a third bedroom, is currently used as a music area but offers flexibility to suit various needs. A stud wall could be reinstated to create a separate room if desired. The space features laminate flooring, an electric wall heater, a rear-facing window with views over the garden, and a uPVC door that provides direct access to the outdoor space.

KITCHEN

12' 7" x 8' 0" (3.84m x 2.45m)

The kitchen is fitted with a stylish range of navy blue wall and base units, complemented by a worktop and tiled splashback and wood-effect vinyl flooring. Dual-aspect windows to the front and side elevations, along with the main entrance door, allow plenty of natural light and provide access to the driveway. A 1½ bowl sink and drainer with a mixer tap adds practicality, while integrated appliances include a Beko oven, electric hob, and extractor fan. There is also space and plumbing for a washing machine and fridge. A door leads directly into the lounge.

INNER HALLWAY

4' 6" x 2' 11" (1.38m x 0.90m)

The inner hall features stairs leading to the first-floor landing, a useful storage cupboard and doors providing access to the downstairs bedroom and shower room.

BEDROOM 1

12' 0" x 10' 4" (3.68m x 3.15m)

The ground floor bedroom benefits from a rear-facing



Kitchen



Bedroom 1



Shower Room



Bedroom 2

window overlooking the garden, providing a pleasant outlook and natural light, along with an electric heater.

SHOWER ROOM

8' 3" x 4' 7" (2.52m x 1.41m)

The ground floor shower room features a side-facing window for natural light, complemented by wood-effect vinyl flooring. It includes a wash hand basin, WC, and a corner shower unit with sliding doors with wet wall surround, and an electric shower. A heated towel ladder adds both warmth and convenience.

LANDING

The first-floor landing provides access to the bedroom and bathroom and includes a generous storage cupboard, ideal for keeping the space organised and clutter-free.

BEDROOM 2

12' 4" x 12' 1" (3.76m x 3.70m)

The bedroom features a front-facing window that brings in plenty of natural light, along with fitted wardrobes that offer convenient built-in storage.

BATHROOM

10' 3" x 4' 7" (3.14m x 1.40m)

The stylish first-floor bathroom features a panelled bath, wash hand basin, and WC, complemented by wood-effect vinyl flooring and partially tiled walls. A side-facing window allows natural light to brighten the space, while a heated towel ladder adds comfort. A built-in storage cupboard houses the Fischer instant hot water tank, and a door leads to a versatile storage or craft room, ideal for hobbies or additional organisation.

STORAGE / CRAFTS AREA

19' 9" x 6' 4" (6.02m x 1.95m)

The storage and crafts area is a versatile and functional space, featuring inset spotlighting and a side-facing window that brings in natural light-ideal for hobbies, creative work, or additional storage.

CENTRAL HEATING

The property benefits from electric heaters. A Fischer hot water tank located in the storage cupboard in the bathroom provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing



Upstairs Room



Bathroom



Garden



Garage

throughout.

OUTSIDE

To the front, the property features an open lawned area with a neat paved border, creating an attractive first impression. A side driveway provides access to the garage and leads to the rear garden, which is immaculately presented with paved areas ideal for seating and outdoor dining. Colourful shrubs and plants line the borders, while a central lawn adds greenery, and there is ample space for a greenhouse-perfect for gardening enthusiasts.

PARKING/GARAGE

The driveway provides ample parking for multiple vehicles and leads to the garage, which is fitted with an electric up-and-over door, as well as power and lighting-ideal for secure storage or workshop use.

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 - RATED E

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.

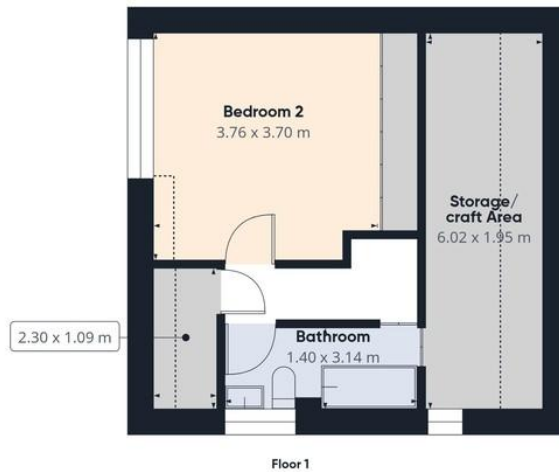
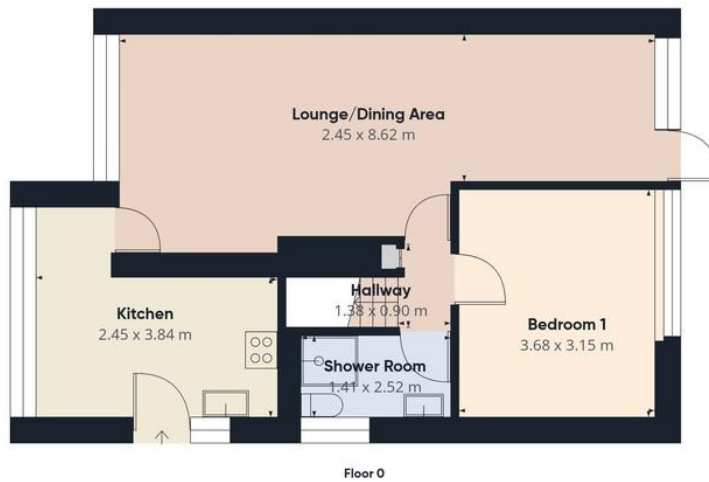
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The digitally calculated floor area is 83 sq m (893 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Ulyotts
Estate Agents

Approximate total area⁽⁹⁾
90.5 m²

Reduced headroom
5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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

GIRAFFE360



47 Harewood Avenue



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