



18 Carnaby Mews
Carnaby
YO15 3QA

ASKING PRICE OF

£115,000

2 Bedroom Detached Bungalow



Open Plan Lounge /Dining /Kitchen



2



1



1



Off Road
Parking



Electric Heating

18 Carnaby Mews, Carnaby, YO15 3QA

Welcome to this charming and beautifully presented two-bedroom detached holiday bungalow situated on a spacious corner plot, offering a welcoming and comfortable base for relaxing breaks throughout the year. The thoughtfully arranged accommodation centres around a generous open-plan living, dining and modern kitchen area, creating a bright and sociable space for both everyday relaxation and entertaining. A stylish shower room complements the accommodation, while off-street parking and a sunny rear patio provide added convenience and an ideal spot for enjoying the outdoors.

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, Park Rose and Ferns Farm Complex with a bar, restaurant 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's soft play area. With easy connections to York, Beverley, and beyond.



Open Plan Lounge/Dining Area



Kitchen Area



Open Plan Lounge/Dining/Kitchen



Shower Room

Accommodation

ENTRANCE

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 AREA

17' 0" x 11' 7" (5.20m x 3.55m)

The bright and inviting open-plan lounge benefits from two side-facing windows, allowing plenty of natural light to fill the space, together with a sliding uPVC door to the rear, providing direct access to the sunny patio. Doors lead from the lounge to both bedrooms, the modern shower room and a useful storage cupboard with fitted shelving. The room is comfortably carpeted throughout and features an electric fire, creating a warm and welcoming environment. The lounge flows seamlessly into the kitchen area, with a practical breakfast bar providing the perfect spot for casual dining or entertaining.

KITCHEN AREA

10' 7" x 5' 10" (3.24m x 1.79m)

The well-appointed kitchen is fitted with a selection of wall-mounted, base and drawer units, complemented by work surfaces and a tiled splashback. Wooden effect vinyl flooring provides a practical and easy-to-maintain finish, while the breakfast bar comfortably accommodates up to four people for informal dining.

There is allocated space for a washing machine and under-counter fridge, together with an oven, electric hob and integrated extractor fan. A radiator provides additional warmth, and a useful 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.



Bedroom 1



Bedroom 2



Rear Seating Area



Bridlington Town Centre

BEDROOM 2

11' 8" x 7' 0" (3.58m x 2.14m)

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

SHOWER ROOM

6' 1" x 5' 6" (1.86m x 1.70m)

The stylish and well-presented shower room is fitted with a generous double shower tray, glazed screen and thermostatic shower. A modern vanity wash hand basin and WC are complemented by a heated towel ladder, part-tiled walls and practical tile-effect vinyl flooring. A side-facing window provides plenty of natural light, creating a bright and fresh feel throughout this well-appointed 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

The property benefits from uPVC double glazing throughout.

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.

GARDEN/OUTSIDE

To the rear of the property, a sunny paved patio provides an ideal outdoor space for dining and relaxing, with a useful plastic storage unit included. The bungalow is surrounded by attractive communal gardens, which are well maintained and provide a pleasant setting.

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



Bridlington Priory Church

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.

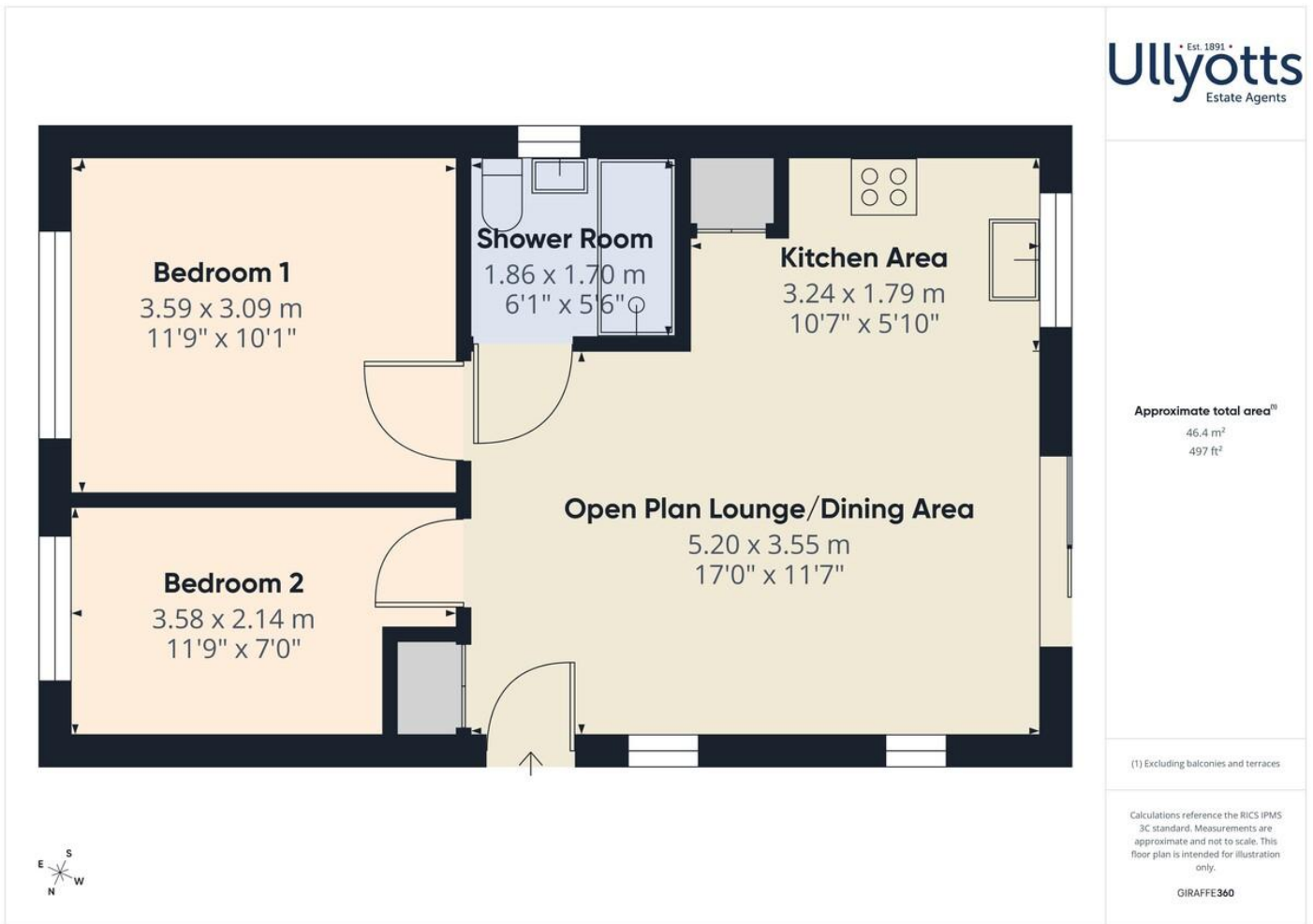
Floor plans are for illustrative purposes only. [Edit](#) | [Delete](#)

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 46 sq m (499 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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