

▪ Ulllyotts ▪

EST 1891



41 Avocet Way
Bridlington

YO15 3NT

ASKING PRICE OF

£180,000

2 Bedroom Semi-Detached Bungalow

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01262 401401



Rear Garden



2



1



1



Garage, Off
Road Parking



Gas Central Heating

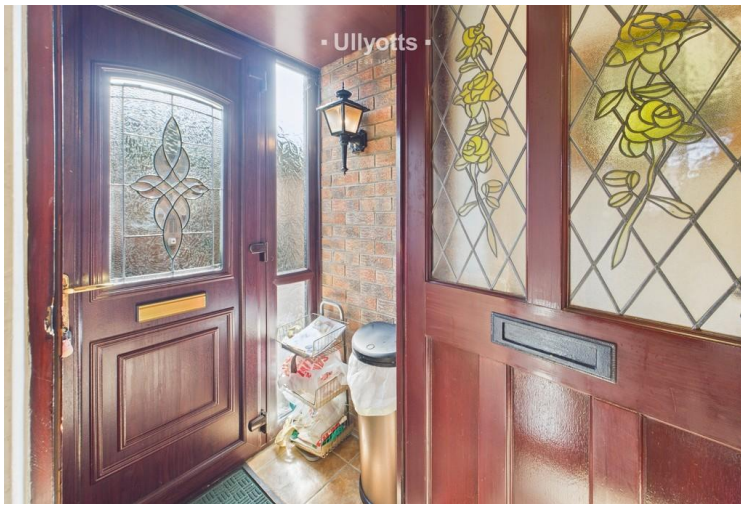
41 Avocet Way, Bridlington, YO15 3NT

This semi-detached bungalow on the south side of Bridlington offers comfortable living with a spacious lounge, a well-equipped kitchen, two bedrooms and a bathroom. A delightful sunroom overlooks the good-sized garden, which features a mix of lawn and planting areas, along with a garden shed and greenhouse. The property benefits from a paved driveway providing off-street parking, a garage for additional storage or vehicle space and is ideally situated in a peaceful yet convenient location.

The Avocet Way area 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 include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery. 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 seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional British seaside attractions. The town offers a mix of old-world charm and modern amenities, with a bustling promenade, independent shops, ice-cream parlours, fresh seafood and a variety of restaurants and cafés. Bridlington's Old Town boasts beautiful Georgian architecture and a rich heritage, while the surrounding countryside and nearby Flamborough Head provide stunning coastal walks and wildlife spotting opportunities. Popular with holidaymakers and residents alike, Bridlington is a welcoming and vibrant coastal destination.



Entrance



Entrance Hall



Lounge



Kitchen

Accommodation

ENTRANCE PORCH

3' 10" x 2' 10" (1.19m x 0.87m)

Entrance is via a uPVC door to the side of the property into the porch with tiled flooring, wall lighting and door into the main entrance hall.

ENTRANCE HALL

12' 1" x 2' 7" (3.69m x 0.81m)

The L shaped entrance hall offers a radiator, loft access to a partially boarded loft, a storage cupboard with shelving and doors to all rooms.

LOUNGE

18' 8" x 9' 10" (5.71m x 3.01m)

The lounge is spacious and offers a bow window to the front elevation allowing natural light to fill the space, coving and the main focal point of the room is a fire place with a feature surround, a perfect space for an electric fire and a radiator for added warmth.

KITCHEN

10' 10" x 8' 5" (3.31m x 2.59m)

With a range of wall, base drawer and display units with a worktop over, tiled splash back, vinyl flooring, coving and a radiator. Fitted appliances including a double Belling oven, a four-ring gas hob and a fitted extractor fan along with space for an under counter fridge, freezer and washing machine. A stainless-steel sink and drainer with a mixer tap over sits beneath a window to the front elevation offering views of the front garden.

SUN ROOM

16' 4" x 7' 0" (4.99m x 2.14m)

Made from uPVC construction with floor to ceiling windows which allows the space with be filled with light, tiled flooring and French doors onto the rear garden.

BEDROOM 1

11' 4" x 10' 0" (3.47m x 3.05m)

The master bedroom offers a window to the rear elevation, fitted wardrobes, overhead and bedside drawer storage, coving and a radiator.



Sun Room



Bedroom 1



Bedroom 2



Bathroom

BEDROOM 2

8' 6" x 8' 7" (2.61m x 2.62m)

With a window to the rear elevation and a sliding uPVC door into the conservatory, coving and a radiator.

BATHROOM

6' 8" x 5' 5" (2.05m x 1.66m)

The bathroom offers a window to the side elevation, a panelled bath, wash hand basin, WC, wood effect vinyl flooring, tiled walls and a radiator.

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 uPVC double glazing throughout.

OUTSIDE

The front of the property is an open garden that is mainly laid to lawn with a paved area with potted plants to add a pop of colour.

To the side a paved driveway offers parking, access to the garage and main entrance to the side of the property.

The rear garden is mainly laid to lawn with a tree but does benefit from a gravelled area that would be suitable for seating or dining and a paved pathway leads to the brick garage, wooden garden shed and green house.

GARAGE

The garage is brick built with an up and over door, a window to the side and a personnel door which is accessible from the rear garden.

PARKING

To the side a paved driveway offers parking for multiple vehicles and access to the garage.



Rear Garden



Rear Elevation



Garage



Side Elevation

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.

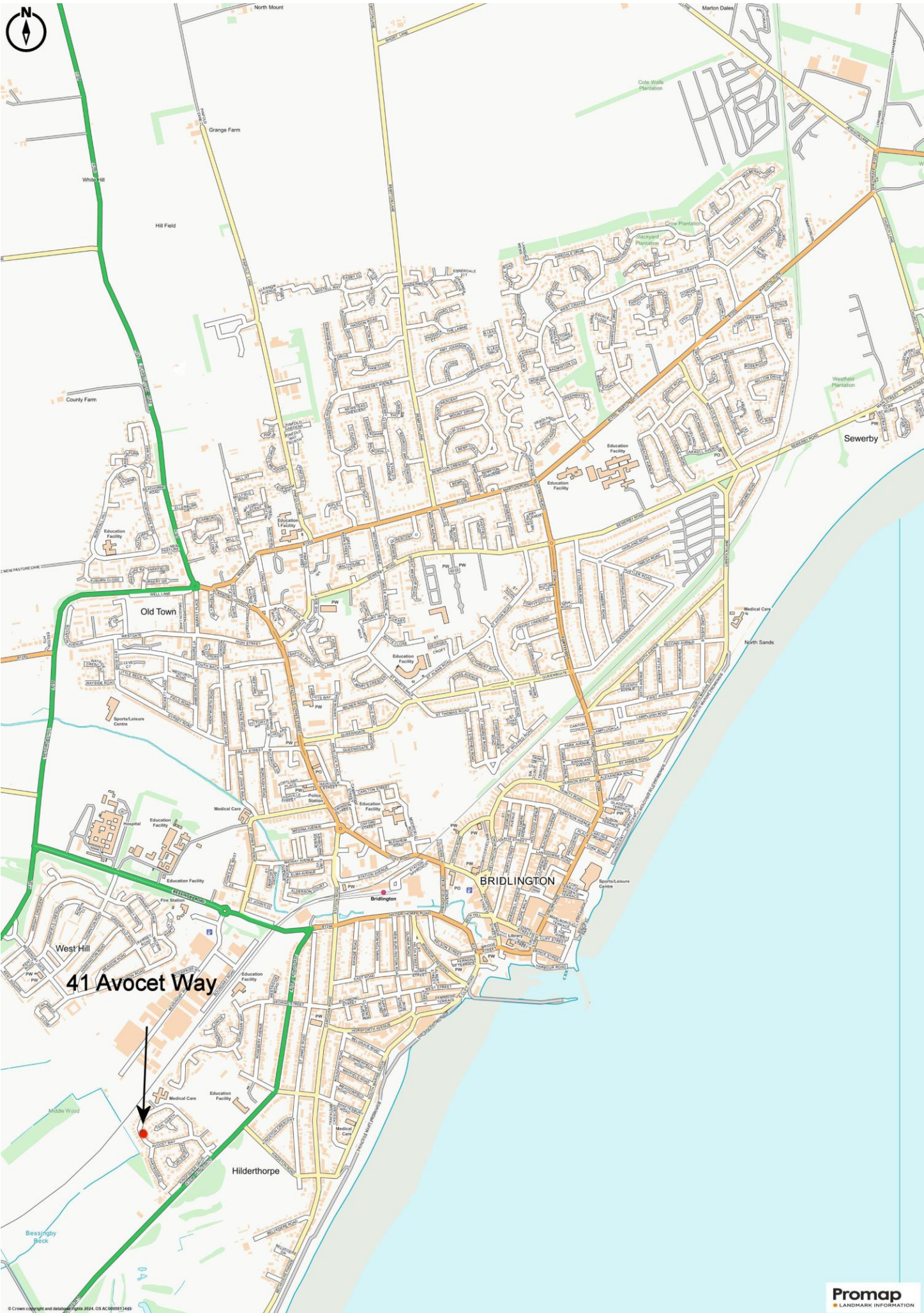
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS



41 Avocet Way



The stated EPC floor area, (which may exclude conservatories),
is approximately 64 m² (688 ft²)



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

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Drifffield Office

64 Middle Street South,
Drifffield, 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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