



19 Keppel Close
Bridlington

YO16 6ZE

GUIDE PRICE

£360,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Lounge



Off Road
Parking



Gas Central Heating

19 Keppel Close, Bridlington, YO16 6ZE

A recently refurbished detached bungalow which is set on a good sized corner plot and is very well presented throughout.

Offering a two double bedroomed layout, recent garage conversion with newly fitted kitchen/ living room, separate wc and bathroom, the original kitchen is now a utility room with lots of storage, super lounge and through dining area/ sitting area, conservatory, large well kept low maintenance garden, ample parking and potting shed and large timber workshop/ garden room. The property has the benefit of gas central heating and uPVC double glazing throughout.

The bungalow is beautifully presented and must be viewed.

This properties lies in a quiet cul-de-sac location in the heart of a prestigious and well regarded residential area on the north side of Bridlington. Local shops and amenities are to hand on Marton Road and Martongate.

Bridlington is a premier East Yorkshire Coast resort centred 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. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Lounge



Dining / Seating Area



Dining / Seating Area



Conservatory

Accommodation

ENTRANCE HALL

9' x 7' 6" (2.74m x 2.29m)

With composite door into, laminate flooring, radiator, loft access and doors to:

LOUNGE

13' 8" x 12' 3" (4.17m x 3.73m)

With modern electric fire in situ, feature fireplace, window to front elevation, radiator, TV point and laminate flooring.

DINING / SITTING AREA

8' 3" x 7' 9" (2.51m x 2.36m)

With laminate flooring, radiator, opening to utility, sliding doors to conservatory and door to kitchen / living room.

KITCHEN / LIVING ROOM

25' 8" x 9' 3" (7.82m x 2.82m)

With wall and base units, space for range cooker, extractor hood over and further extractor fan, storage cupboard housing wall mounted gas central heating boiler, built in dishwasher and fridge, stainless steel sink and mixer taps, Quartz work surface over, window to rear

elevation, side entrance door, vinyl flooring, tiled splash back and to the living area, there is a wood burning stove with feature brick fireplace, oak beam and window to front elevation.

CONSERVATORY

15' 11" x 11' 2" (4.85m x 3.4m)

A Upvc and brick conservatory with French doors to the garden, laminate flooring, wall lighting and TV point.

BEDROOM 1

12' 09" x 12' 01" (3.89m x 3.68m)

With window to front elevation, radiator, coving and range of recently fitted wardrobes.

BEDROOM 2

10' 9" x 10' 5" (3.28m x 3.18m)

With window to rear elevation, radiator and TV point.

BATHROOM

7' 09" x 5' 66" (2.36m x 3.2m)

With modern white suite comprising panelled bath, vanity wash hand basin, low level wc, vinyl flooring, tiled



Bedroom 1



Bedroom 1



Bedroom 2



Kitchen

walls, window to side elevation, extractor fan, coving and heated towel ladder.

SEPARATE WC

7' 30" x 2' 95" (2.9m x 3.02m)

With window to side elevation, vanity wash hand basin and low level wc, vinyl flooring, coving and timber panelling.

UTILITY ROOM

11' 4" x 11' 05" (3.45m x 3.48m)

With range of fitted storage cupboards, wall and base units, space for washer and fridge, granite work tops over, inset sink and mixer tap, tiled splash back, window to rear elevation, door to garden, vinyl flooring and coving.

OUTSIDE

The property has a shallow walled frontage with wrought iron insets, side block paved driveway with parking for several vehicles. Large lawned frontage, side gated access to the rear garden. The rear garden is generous but low maintenance, shrub and planted borders, seating areas, potting shed, timber workshop/ shed, outside tap and outside lighting.

TENURE

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

SERVICES

All mains services are connected.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 86 square metres.



Kitchen



Kitchen - Dining Area



Kitchen - Feature Fireplace



Kitchen

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.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment (01262) 401401

Regulated by RICS.



Front Close Up



Utility Room



Rear Elevation



Rear Garden



Rear Garden



Bathroom



WC



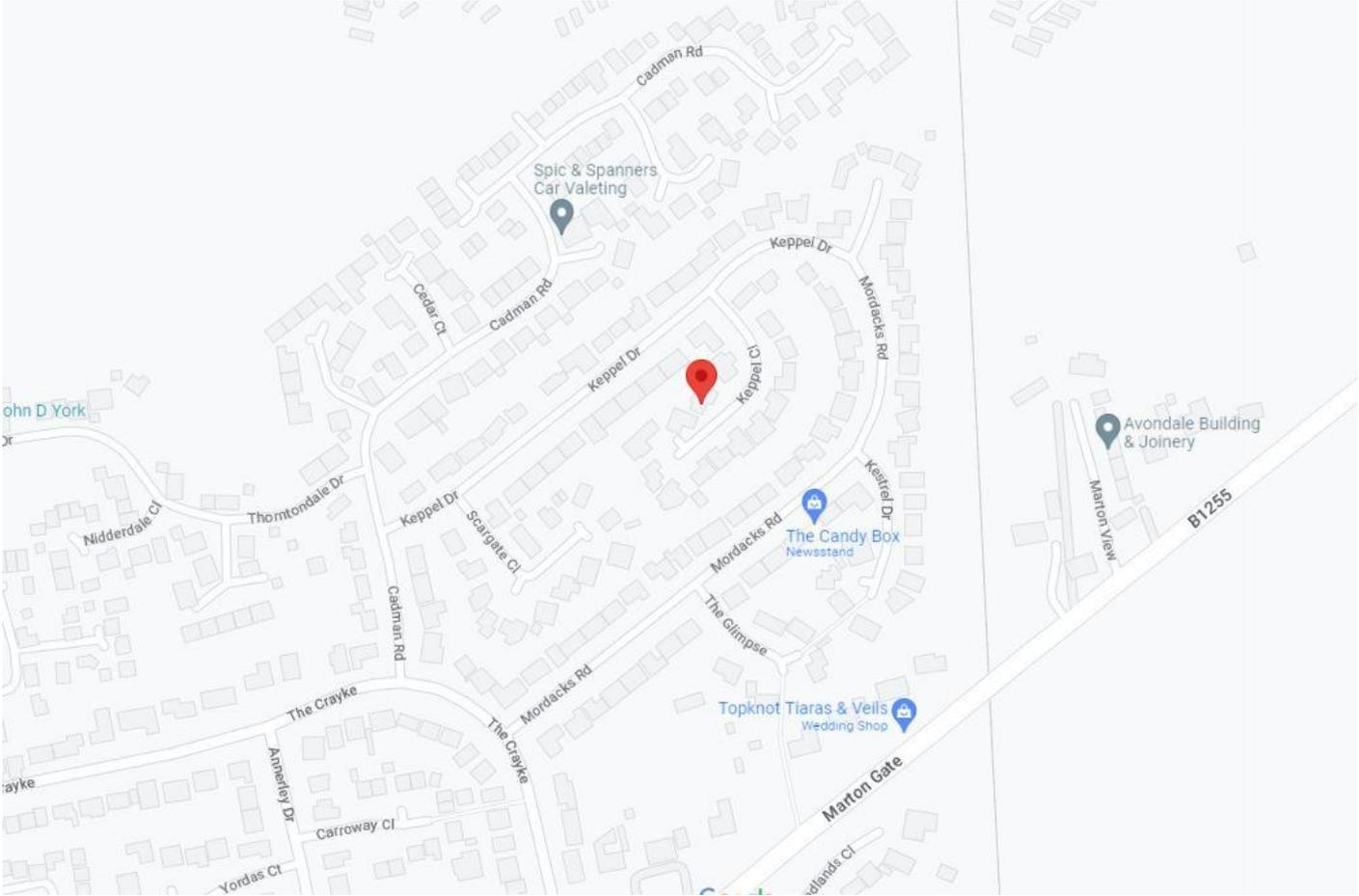
Rear Garden



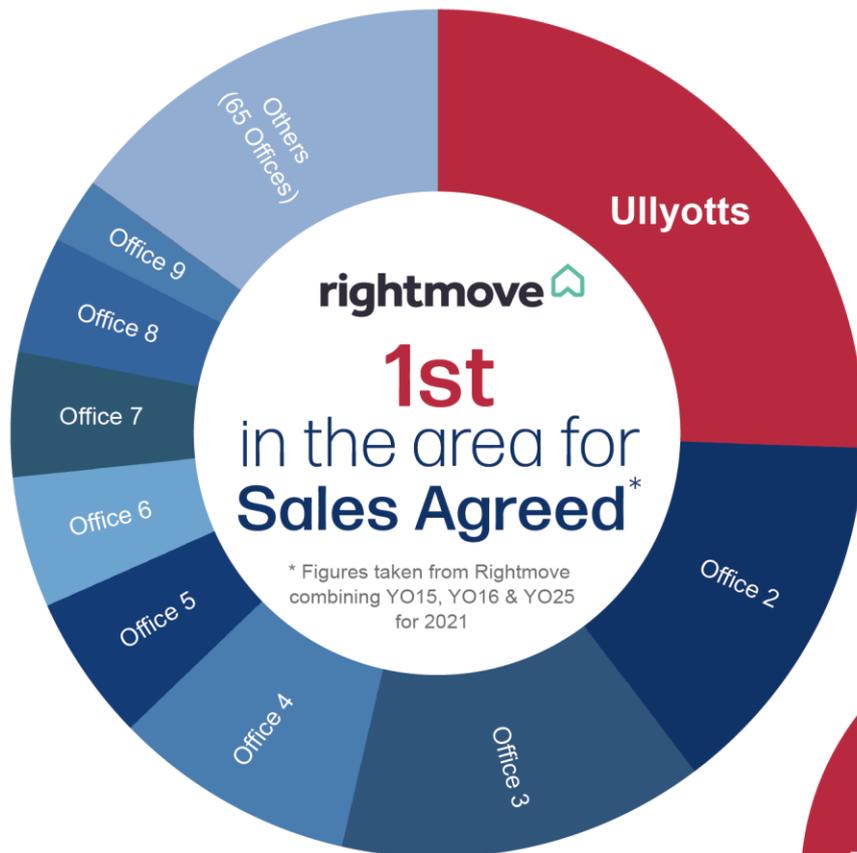
Rear Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 76 sq m





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Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

Ulyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulyotts were great to deal with during our recent house purchase. A very professional team.

Bridlington Team



Driffield Team



■ Ulllyotts ■

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