



32 Thoresby Close
Bridlington
YO16 7EN

ASKING PRICE OF

£159,950

2 Bedroom Semi Detached Bungalow



Rear Garden



2



1



1



Garage, Off
Road Parking



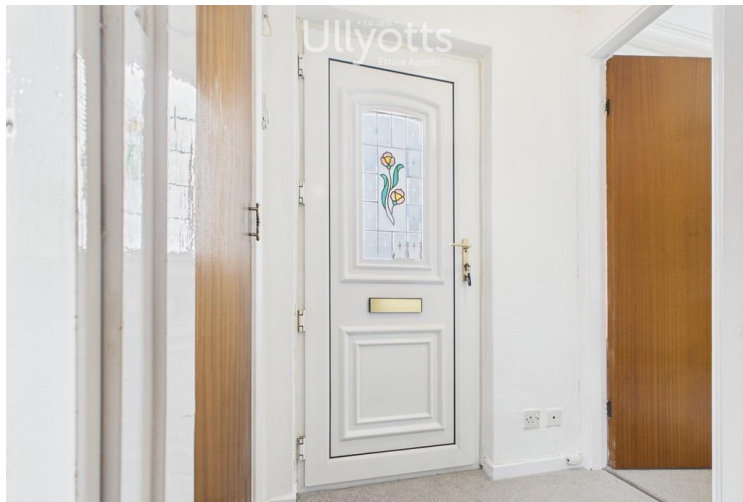
Gas Central Heating

32 Thoresby Close, Bridlington, YO16 7EN

A well-presented two-bedroom semi-detached bungalow, recently re-decorated with new carpets and vinyl flooring. Featuring a good-sized lounge, modern shower room and well-maintained gardens front and rear, the property also benefits from off-road parking, a garage and is offered with no onward chain.

The Bempton Lane area in Bridlington is on the north side of the town in a sought-after location offering excellent amenities. Nearby, the parade of shops on Marton Road provides 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 charming seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, working harbour and vibrant promenade. It offers a mix of traditional seaside attractions, independent shops, ice-cream parlours and fresh seafood. The town also offers scenic coastal walks, the stunning Flamborough Head cliffs nearby and cultural sites like Bridlington Priory and Sewerby Hall. With a friendly atmosphere and plenty of leisure activities, Bridlington is an ideal spot for both relaxation and adventure by the sea.



Entrance Hall



Lounge



Kitchen



Bedroom 1

Accommodation

ENTRANCE HALL

2' 11" x 4' 10" (0.90m x 1.49m)

Accessed via a glazed uPVC door, the entrance hall features a radiator, a sliding door to the kitchen, a door to the lounge and a useful storage cupboard housing the gas central heating boiler.

LOUNGE

17' 7" x 9' 10" (5.37m x 3.02m)

A generously sized and inviting living space, featuring a large front-facing window that fills the room with natural light. Finished with elegant coving, a gas fire creates a cosy focal point. A radiator and a door leads through to the inner hall, giving access to the bedrooms and shower room.

KITCHEN

7' 4" x 7' 7" (2.25m x 2.33m)

Fitted with a range of wall, base, and drawer units complemented by worktop surfaces and partially tiled walls. The newly fitted vinyl flooring adds a fresh, modern touch. A stainless steel sink and drainer with mixer tap sits beneath a side-facing window, while there is space for appliances and plumbing for a washing machine.

INNER HALL

5' 8" x 2' 5" (1.74m x 0.74m)

Providing access to both bedrooms and the shower room, the inner hall also features a useful storage cupboard with shelving-ideal for linen and towels.

BEDROOM 1

9' 10" x 9' 5" (3.00m x 2.88m)

A well-proportioned double room with a window overlooking the rear garden. Features include a radiator with an additional gas heater, fitted wardrobes and overhead storage, offering plenty of storage options.

BEDROOM 2

9' 10" x 8' 2" (3.02m x 2.51m)

A bright and versatile room featuring a sliding uPVC door that opens onto the rear garden. Additional features include coving, a radiator with an extra gas heater and a fitted wardrobe for convenient storage.



Bedroom 2



Bedroom 2



Shower Room



Rear Elevation

SHOWER ROOM

6' 3" x 5' 3" (1.92m x 1.62m)

Fitted with a double shower enclosure with glass screen and electric shower, complemented by wet wall panelling. Additional features include a WC, wash hand basin, vinyl flooring, radiator, tiled walls, and a side-facing window for natural light and ventilation.

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.

PARKING / GARAGE

14' 6" x 8' 0" (4.44m x 2.46m)

To the side of the property, there is off-road parking leading to a detached garage with an up-and-over door and power connected. Additional paved space to the front offers the potential for further parking if required.

OUTSIDE

The property enjoys an open frontage with a gravelled border and paved area. To the rear, the low-maintenance garden is mainly paved and features a variety of colourful shrubs and plants. A greenhouse and garden shed are in situ, along with gated access to the driveway and garage.

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 - B

ENERGY PERFORMANCE CERTIFICATE - AWAITED



Rear Garden



Greenhouse



Garage



Front Elevation

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.

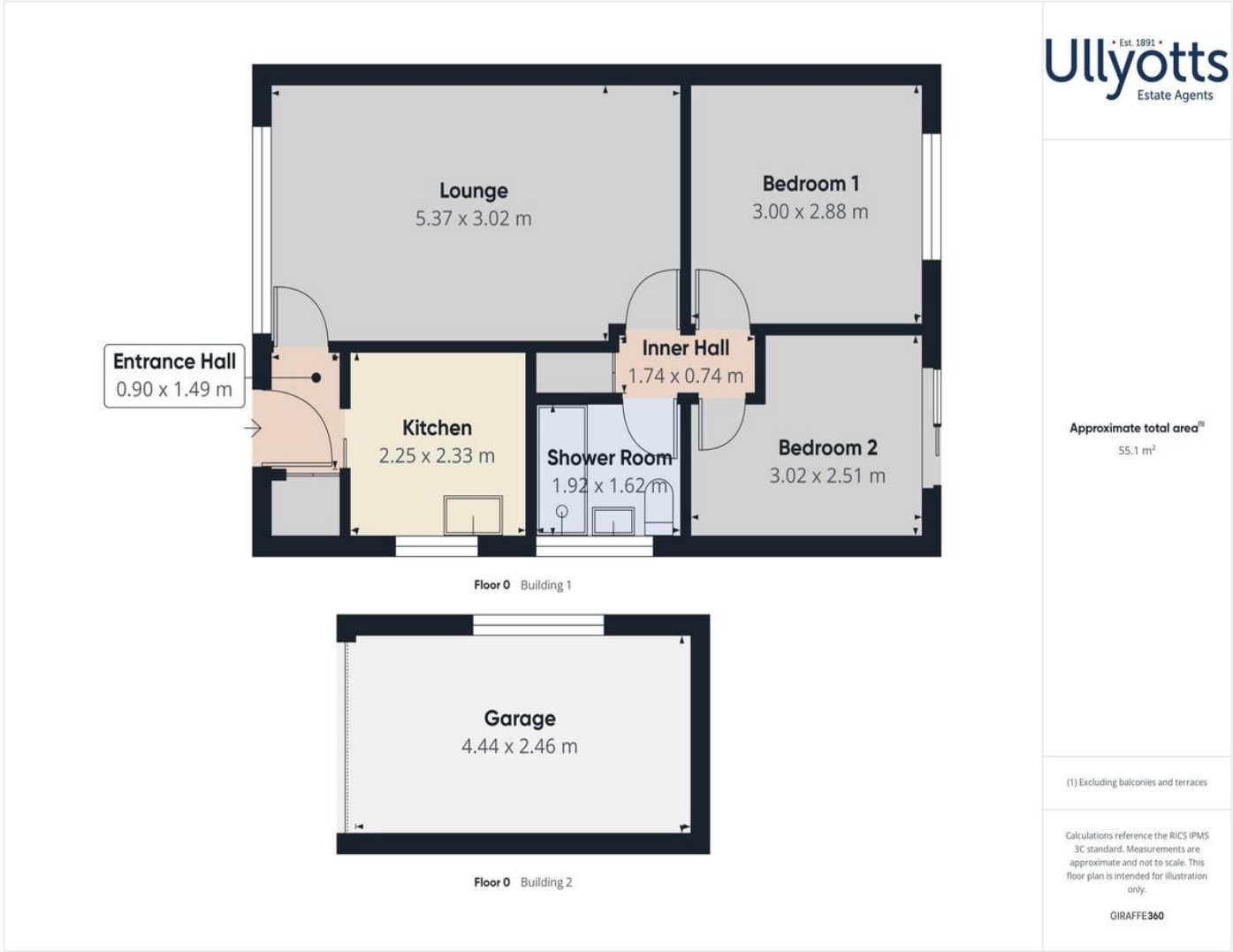
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 55 m² (593 Sq Ft)

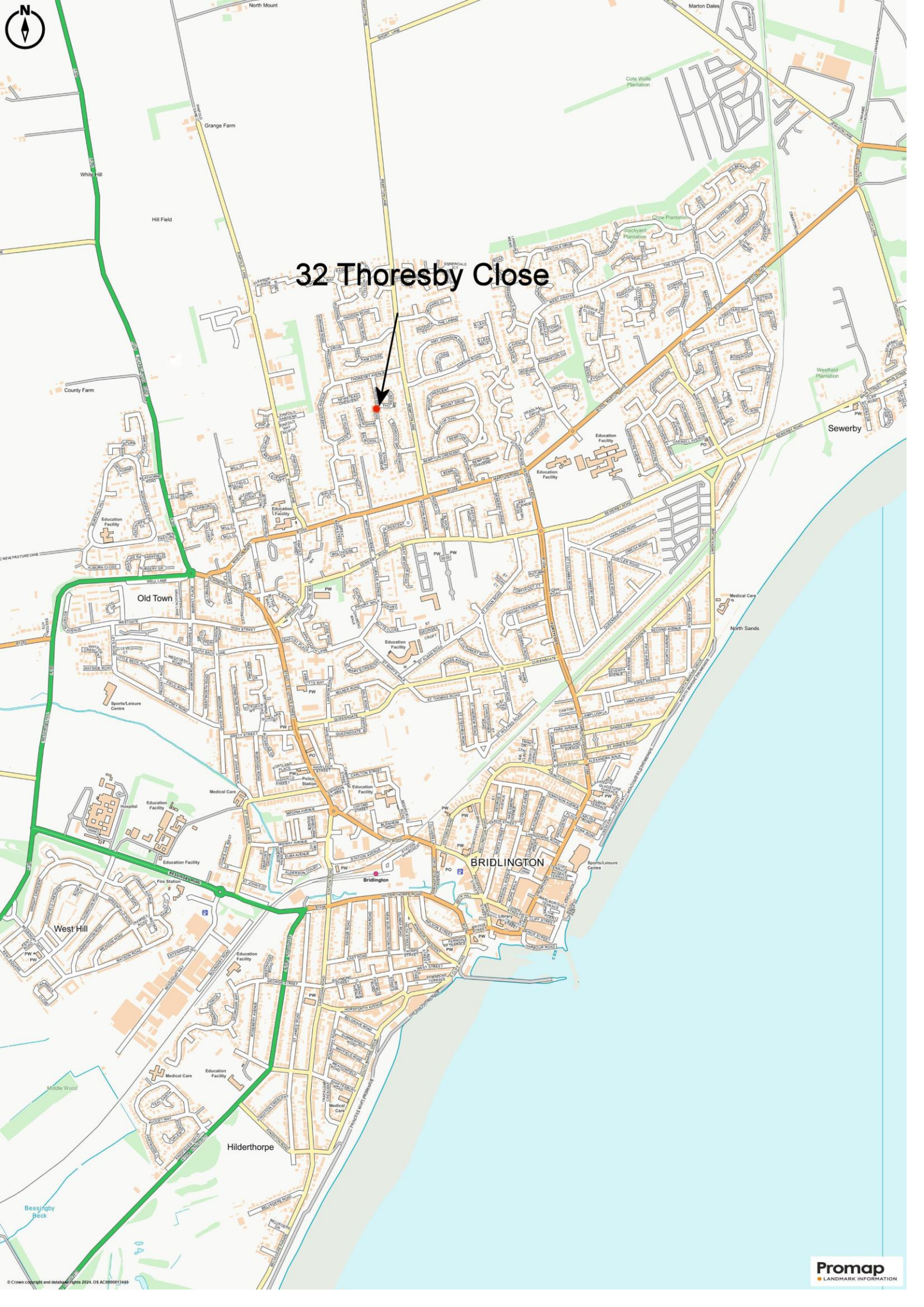


FLOOR AREA

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



32 Thoresby Close



■ Ulllyotts ■

EST 1891



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



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations