



17 Darwin Road
Bridlington

YO16 6HZ

GUIDE PRICE

£183,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Kitchen



2



1



1



Garage, Off
Road Parking



Gas Central Heating

17 Darwin Road, Bridlington, YO16 6HZ

A beautifully presented two bedroomed semi-detached bungalow which has recently been renovated throughout by the current owner to a high standard. The property benefits from an entrance hall, lounge, kitchen, two bedrooms, bathroom, rear porch, garage and parking. Situated on a lovely corner plot with delightful maintained gardens and seating areas.

The bungalow is located at the start of Darwin Road, having a lovely sunny garden and close to a local bus stop. There is a local amenity store in the locality on Trentham Drive about quarter of a mile away, but other shops are located in Bempton Lane and the main town centre approximately a mile and a half away.

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



Bedroom 1



Bedroom 2



Entrance Hall

Accommodation

ENTRANCE HALL

6' 5" x 4' 3" (1.96m x 1.3m)

An 'L' shaped room 11' 1 x 2' 8 with Upvc door into; coving, vinyl flooring, radiator, airing cupboard and doors to:

LOUNGE

16' 1" x 10' 1" (4.9m x 3.07m)

With electric fire in situ, feature fireplace, bay window to the front elevation, TV point, coving and radiator.

KITCHEN

13' 4" x 10' 8" (4.06m x 3.25m)

A recently re-fitted kitchen with a range of modern wall, base and drawer units, electric double oven, hob and extractor fan, space for washing machine and fridge, work surface over with upstand, asterite sink and mixer tap, cylinder cupboard, window to the rear elevation and rear entrance door.

BEDROOM 1

10' 3" x 8' 6" (3.12m x 2.59m)

With window to the rear and side elevations, range of fitted wardrobes and radiator.

BEDROOM 2

9' 4" x 8' 8" (2.84m x 2.64m)

With window to the front and side elevations, radiator and coving.

BATHROOM

6' 2" x 5' 3" (1.88m x 1.6m)

With a modern white suite comprising of a panelled bath with thermostatic shower over, vanity wash hand basin with WC, laminate flooring, tiled splash back, ceiling spot lighting and window to the side elevation.

REAR PORCH

4' 3" x 2' 8" (1.3m x 0.81m)

Built from Upvc construction and Upvc door to garden.



Bathroom



Side Elevation



Rear Garden



Garage

GARAGE

18' 7" x 8' 9" (5.66m x 2.67m)

A concrete sectional garage with up and over door, side personnel door, power and light connected.

OUTSIDE

The property sits proud on the corner plot, with seating areas, vegetable garden, rockery, lawns, colourful flowers and shrubs in an abundance.

There is a gated access to the rear garden where the garden is mainly laid to lawn with pathways, seating area and storage units.

Driveway for parking in front of the garage.

Outside lighting and outside tap.

REFURBISHMENT

The property has recently had an overhaul / refurbishment with new windows / doors, gas central heating boiler, internal doors, decor, floor coverings, kitchen units, new bath and externally

paving / driveway and garden landscaping.

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.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D. 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 53 square metres.

COUNCIL TAX BAND

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



Rear 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.

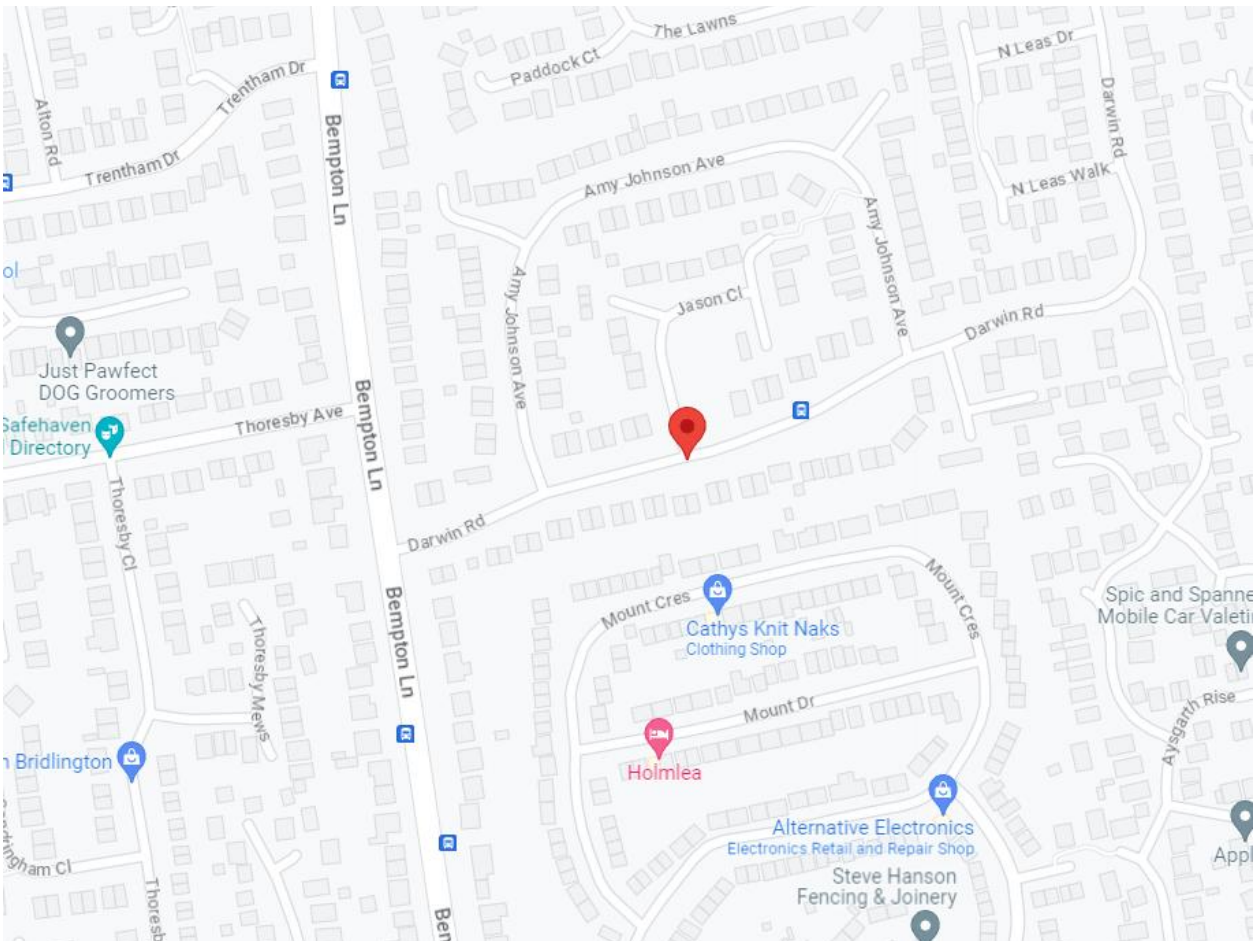
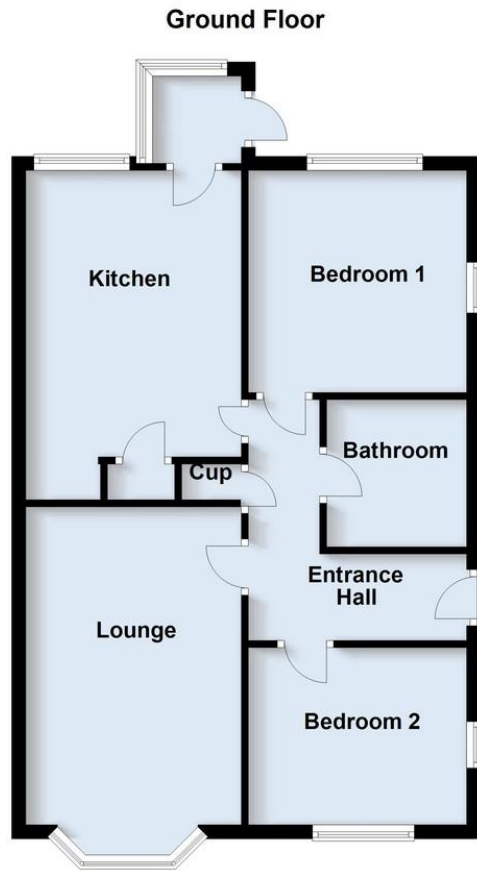
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),
is approximately 53 sq m



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