



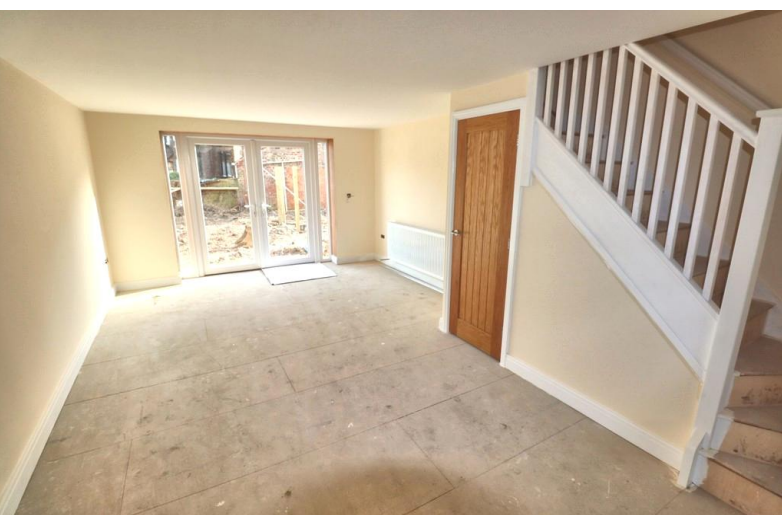
**Ulllyotts**  
Estate Agents

**Plot 7 Olivers Lane  
Bridlington  
YO15 2AS**

**Brand new mid terraced house  
2 bedrooms. Downstairs WC  
10 year NHBC guarantee**

**Quality fittings, oak doors  
Garden and parking  
Perfect for 1st time buyer/investors**

**Asking Price Of:  
£130,000**



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# Plot 7 Olivers Lane

## Bridlington

### YO15 2AS



#### LOCATION

These bespoke new builds are located just off Quay Road, close to Bridlington town centre and are conveniently placed for all amenities and public transport.

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.

#### ACCOMMODATION

A BRAND NEW QUALITY BUILD by renowned local builder, under a 10 year NHBC guarantee certificate. Offering spacious accommodation with oak doors, quality kitchen and bathroom. DON'T MISS OUT!

The property basically comprises entrance into the kitchen, open plan lounge with French doors to garden, cloaks WC, landing, two bedrooms and family bathroom. The property has parking and a garden.

#### ENTRANCE

Into kitchen.

#### KITCHEN

14' 0" x 12' 6" (4.27m x 3.81m)

With brand new wall, base and drawer units, worktop over, stainless steel sink unit with mixer tap, built in electric oven and gas hob, extractor over, built in dishwasher and washing machine. Space for fridge freezer, window to front elevation and radiator. A choice of tiles is available. Opening into lounge.



#### LOUNGE

18' 0" x 12' 6" (5.49m x 3.81m)

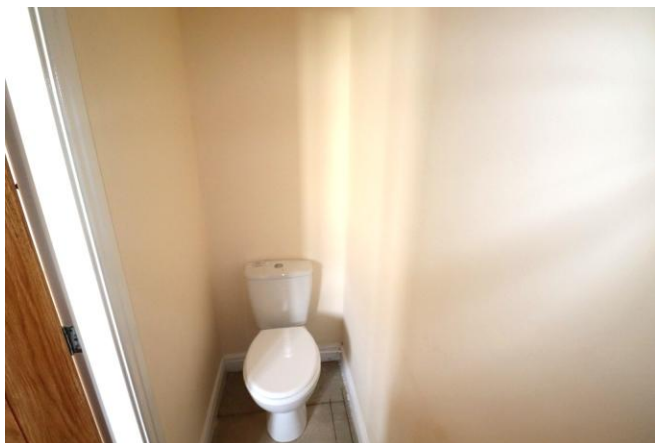
With French doors to garden, radiator and large walk in under stairs storage cupboard. Stairs to first floor.



### **CLOAKS/WC**

7' 4" x 2' 5" (2.24m x 0.74m)

With low level WC, pedestal wash hand basin and heated towel ladder.



### **FIRST FLOOR LANDING**

7' 9" x 6' 7" (2.36m x 2.01m)

With loft access.

### **BEDROOM 1**

12' 6" x 12' 4" (3.81m x 3.76m)

With window to front elevation and radiator.



### **BEDROOM 2**

12' 6" x 9' 8" (3.81m x 2.95m)

With window to rear elevation and radiator.



### **BATHROOM**

7' 11" x 5' 8" (2.41m x 1.73m)

A brand new white suite comprising pedestal wash hand basin, 'P' shaped bath with shower over and glass shower screen, low level WC and heated towel ladder.



### **OUTSIDE**

To the front of the property there is an open plan forecourt. To the rear of the property there is a parking area with allocated spaces for each dwelling and rear fenced gardens.

### **PHOTOGRAPHS - NOTE**

Please note that the internal photos shown are for illustration purposes only and are of plot 6.

### **TENURE**

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

**SERVICES**

All mains services connected.

**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.

**COUNCIL TAX BAND**

Band A.

**ENERGY PERFORMANCE CERTIFICATE**

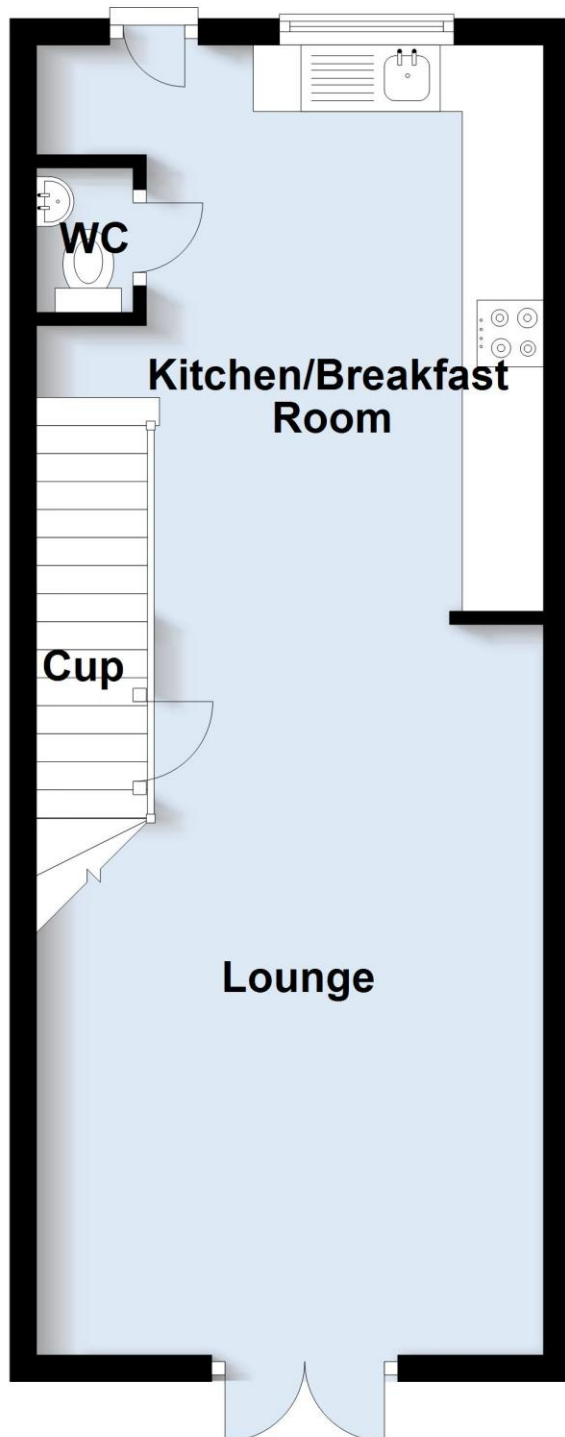
New build SAP rating to be confirmed.

**VIEWING**

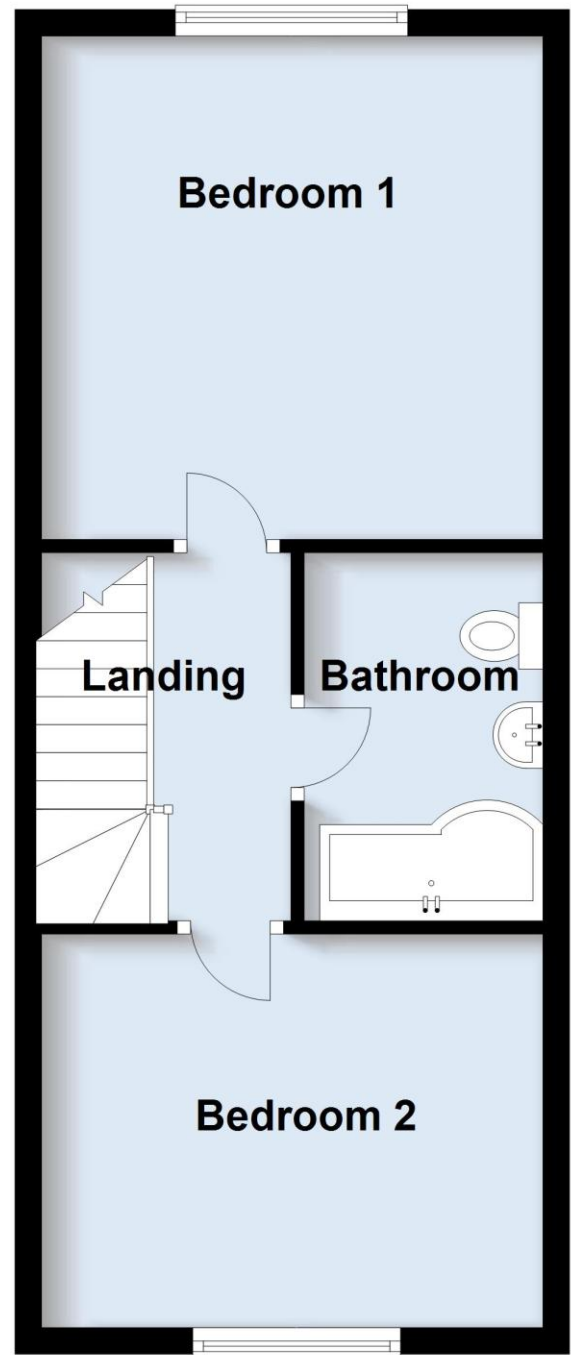
Strictly by appointment with Ulllyotts.

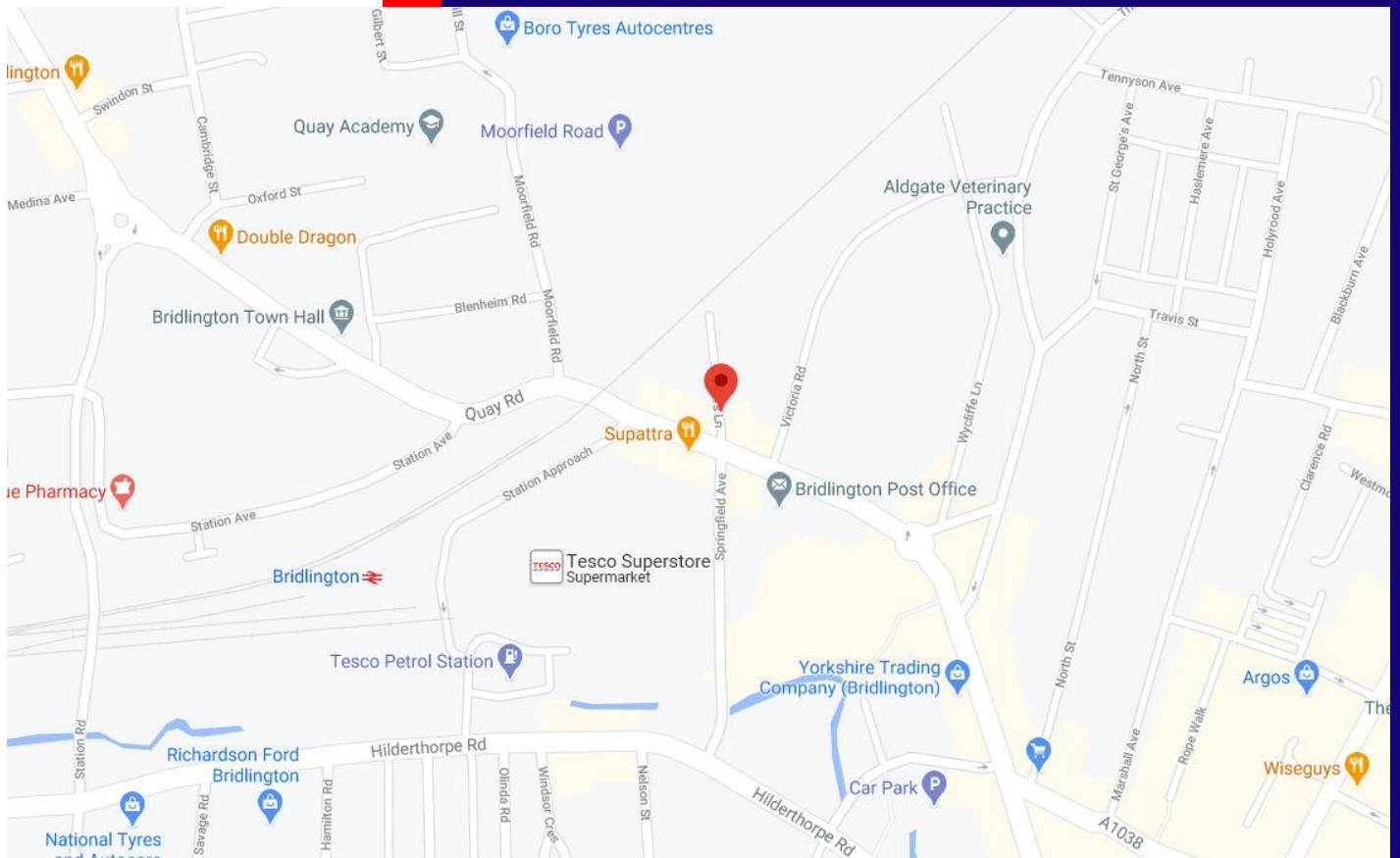
Regulated by RICS

**Ground Floor**



**First Floor**







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