



Ulllyotts
Chartered Surveyors

Bridge Bungalow
Stone Bridge Lane, Aldbrough
HU11 4QN

Brand new bungalow
Contemporary layout
Stylish finish

Coastal setting
Three bedrooms
Planning granted for a
single garage

Asking Price Of:
£275,000



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ulyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

Bridge Bungalow

Springdale, Aldbrough

HU11 4QN



A fabulous brand-new bungalow in a coastal setting, on an individual plot with generous off-street parking and versatile interior accommodation. The property is nearing completion with just a kitchen of the buyers choice to add and features a versatile range of living space including up to 3 bedrooms. Located within a quiet setting and offering delightful open views this bungalow truly is a delightful property which will make a fantastic home.

Located in an attractive, non-estate setting within a select development, this brand-new detached bungalow can provide up to three-bedroom accommodation and could be an ideal coastal retreat.

The property is constructed to exacting standards by a renowned local developer and will be finished to a 'ready to move into' condition

ALDBROUGH

Aldbrough is one of the larger East Yorkshire villages, situated approximately six miles to the south of Hornsea astride the B1242 coast road. The village has a Post Office, a range of small shops and two public houses. The village primary school is situated on the south side of Headlands Road. Recreational provision is good, the village community having recently funded the building of a small sports hall which compliments existing playing fields. All public utility services apart from gas are available in the village.

ENTRANCE HALL

With built in cloaks cupboard.

OPEN PLAN LIVING ROOM/ KITCHEN

21' 3" x 17' 0" (6.5m x 5.2m)

With an option to have the room as a dedicated lounge.

Featuring patio doors of the kitchen/dining area and plenty of light by fixed windows to other elevations.

The Kitchen will be fitted with a choice of kitchens from the builders range, as per the example.



MASTER BEDROOM

11' 9" x 11' 5" (3.6m x 3.5m)



EN-SUITE With walk in shower, low-level WC and wash hand basin.



FAMILY BATHROOM With panelled bath, wash hand basin and low-level WC plus separate shower enclosure.



BEDROOM 2 11' 5" x 10' 2" (3.5m x 3.1m)
Or kitchen, fitted with choice of units, if required, as per image.



BEDROOM 3
11' 5" x 9' 2" (3.5m x 2.8m)



OUTSIDE

The property is setback from the road in a quiet setting, access to side drive which is gravelled and provides generous off-street parking.

The gardens themselves are enclosed and predominantly to lawn. An Indian stone patio and path finishes off the exterior.



SPECIFICATION

Hard and soft landscaping:

Gardens to be turfed. Driveway in grey porous block paving. Concrete footpath around the property. Pin kerb to edge of driveway.

Lighting:

Dusk to dawn motion censored lighting.

Materials:

Roof - Sandtoft concrete double pantile – Rustic with half round ridge tiles.

Bricks – Old Cottage Red (TBS) code 26152121.

Brickwork – Stretcher Bond.

Gutters and Fall Pipes – Black – Bret Martin – 106mm pro style – square downpipes.

Windows – uPVC double glazed frames coloured "Cottage Cream"

Doors – external – Composite uPVC colour Navy Blue.

CENTRAL HEATING

The property benefits from air source central heating to radiators.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

SERVICES

Mains water electricity and drainage are connected to the property.

TENURE

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

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) 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.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

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.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

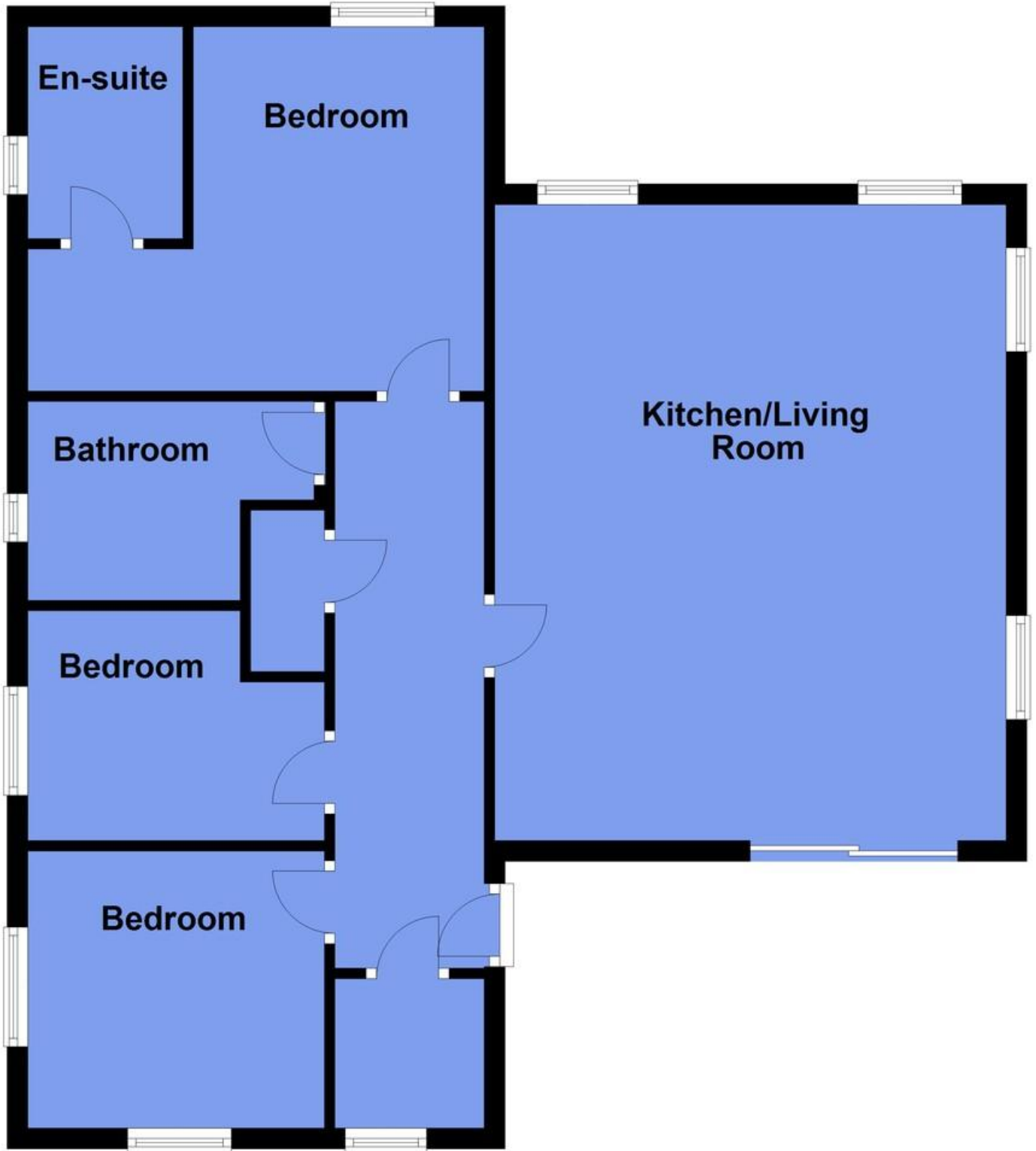
*by any local agent offering the same level of service.

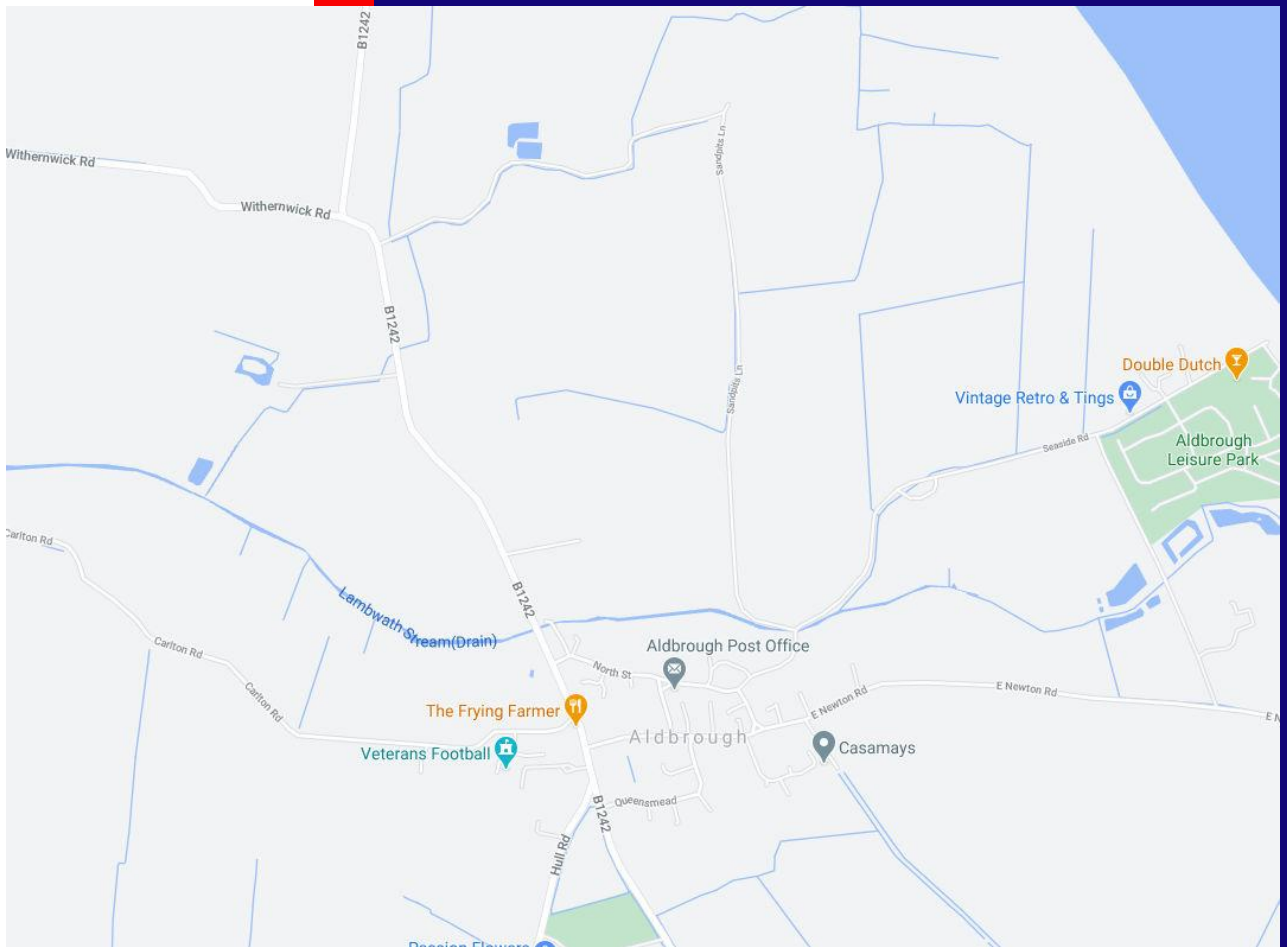
VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS

Ground Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com