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Estate Agents

**179 Sewerby Road
Bridlington
YO16 7DX**

**Two bed detached bungalow
In need of upgrading
Garage and conservatory**

**Gas CH and uPVC DG
Corner plot. Super location
No onward chain**

**Asking Price Of:
£134,950**



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PROPERTY PROFESSIONALS SINCE 1891

179 Sewerby Road

Bridlington

YO16 7DX



LOCATION

The property is situated on Sewerby Road, on the corner of St Augustine's Drive with the garage being accessed from St Augustine's Drive. This is a very popular residential locality within easy walking distance of local schools, shops, amenities and buses. The main town centre is about 1.2 miles to the south.

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 detached bungalow set on a corner plot, which is now in need of upgrading and is available with no onward chain.

The property is of brick and slate construction and has a two bedroomed layout, gas central heating, uPVC double glazing, easy maintenance garden and garage.

ENTRANCE PORCH

Of uPVC construction with vinyl flooring.

Timber door into:

HALLWAY

14' 5" x 3' 4" (4.39m x 1.02m)

With vinyl flooring, radiator and airing cupboard.

LOUNGE

15' 3" x 11' 1" (4.65m x 3.38m)

With window to front elevation, wall lighting, radiator and feature fire place with tiled hearth.



KITCHEN

10' 6" x 8' 2" (3.2m x 2.49m)

With wall and base units, cooker point, stainless steel sink unit, storage cupboard, radiator, vinyl flooring, window and door to rear elevation.



BEDROOM 1

11' 1" x 9' 10" (3.38m x 3m)

With window to front elevation and radiator.



BEDROOM 2

9' 10" x 9' 9" (3m x 2.97m)

With radiator and uPVC door to conservatory.



CONSERVATORY

8' 11" x 8' 6" (2.72m x 2.59m)

Of uPVC construction, door to patio garden and wall lights.

SHOWER ROOM

6' 7" x 5' 10" (2.01m x 1.78m)

With a modern shower cubicle, shower over, low level WC unit, pedestal wash hand basin and window to rear elevation.



GARAGE

15' 6" x 7' 9" (4.72m x 2.36m)

With up and over timber door and side personal door.

Access to the garage is via St Augustine's Drive.



OUTSIDE

The bungalow sits on a corner plot, with a wall to front and side with gravelled area, flowers and shrubs.

There is limited garden to the rear, just a paved area which leads from the conservatory to the rear of the property and to the garage and drive area.



TENURE

Freehold.

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

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

ENERGY PERFORMANCE CERTIFICATE

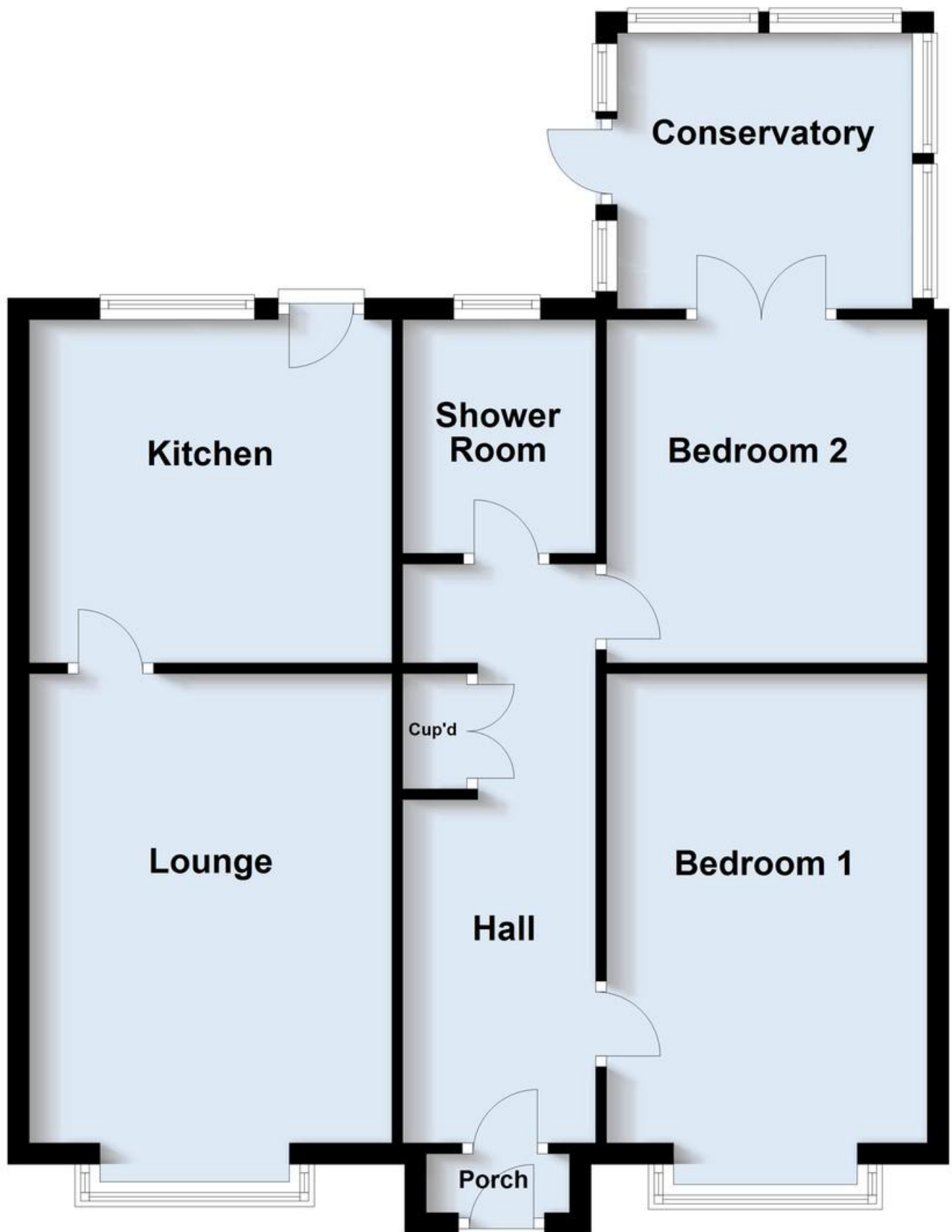
The property is currently rated band D.

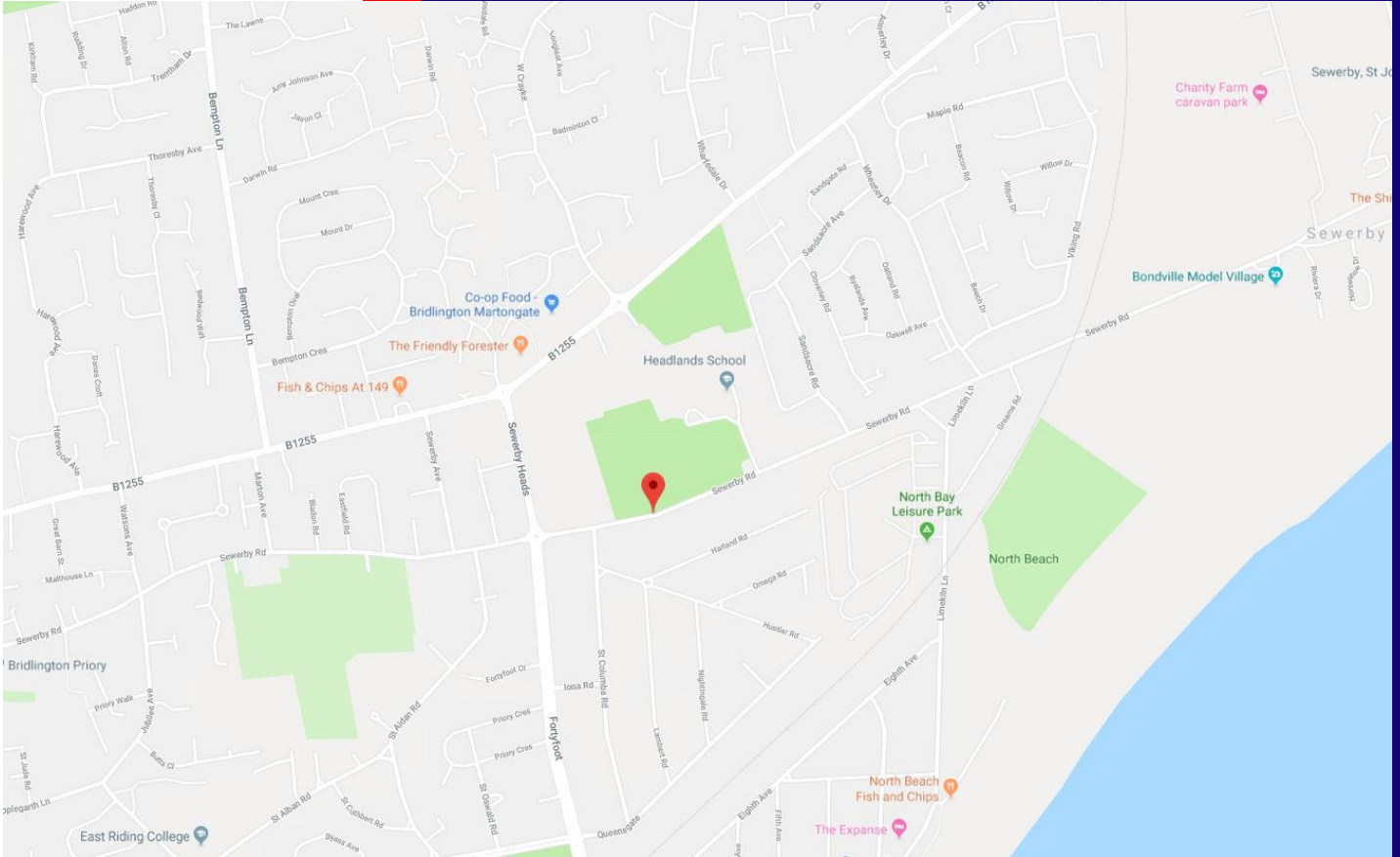
VIEWING

Strictly by appointment (01262) 401401 or
brid@ullyotts.co.uk

Regulated by RICS

Ground Floor





■ **Ulllyotts** ■

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