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**22 Ullswater Avenue
Bridlington
YO16 6HP**

Semi-detached bungalow
Two good-sized bedrooms
Wet room

South facing rear garden
Garage and parking
Popular cul-de-sac location

**Asking Price Of:
£135,000**



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PROPERTY PROFESSIONALS SINCE 1891

22 Ullswater Avenue

Bridlington

YO16 6HP



LOCATION

The property is situated in a quiet cul-de-sac location on the north side of Bridlington, just off Bempton Lane. Handily located for Headlands Comprehensive and Burlington Primary Schools, local shops and amenities are on Marton Road and Martongate.

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 semi-detached bungalow which offers a two bedroomed layout with lounge, kitchen and wet room. Outside is a shallow frontage, parking space and garage and a sunny south facing rear garden with greenhouse and garden shed. The property also has the benefit of gas central heating and uPVC double glazing.

ENTRANCE HALL

4' 9" x 3' 10" (1.45m x 1.17m)

With composite entrance door and storage cupboard.

KITCHEN

10' 6" x 8' 3" (3.2m x 2.51m)

With a range of wall and base units, worktop over, electric oven and hob, extractor over, stainless steel sink with mixer tap, space for fridge freezer, washing machine and dishwasher. Laminate flooring, tiled splashbacks, window to side elevation and side entrance door.



LOUNGE

18' 1" x 10' 7" (5.51m x 3.23m)

With window to front elevation, TV point and radiator.



INNER HALLWAY

With loft access.

BEDROOM 1

13' 6" x 9' 0" (4.11m x 2.74m)

With window to rear elevation and radiator.



BEDROOM 2

9' 11" x 9' 5" (3.02m x 2.87m)

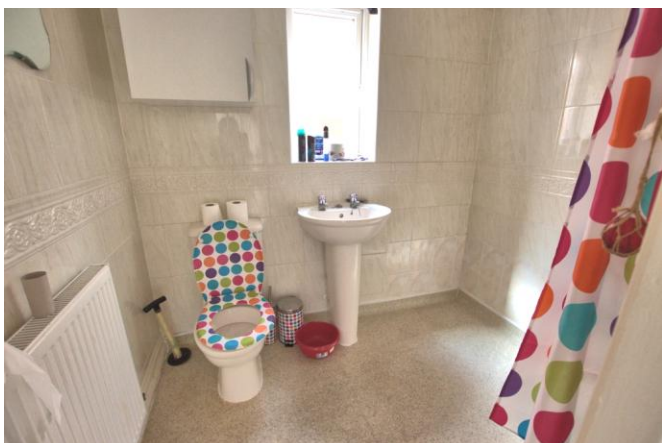
With door to rear garden and radiator.



WET ROOM

7' 7" x 5' 6" (2.31m x 1.68m)

With electric shower, wet room flooring, tiled walls, low level WC, pedestal wash hand basin and window to side elevation.



OUTSIDE

To the front of the property is a pathway and gravelled area, a parking space and single brick garage with up and over door and power and light connected.

A side gated access leads to the rear private garden with a large raised decked area, gravel borders, timber garden shed, greenhouse, secure fencing and hedging to the rear.



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

Band B.

ENERGY PERFORMANCE CERTIFICATE

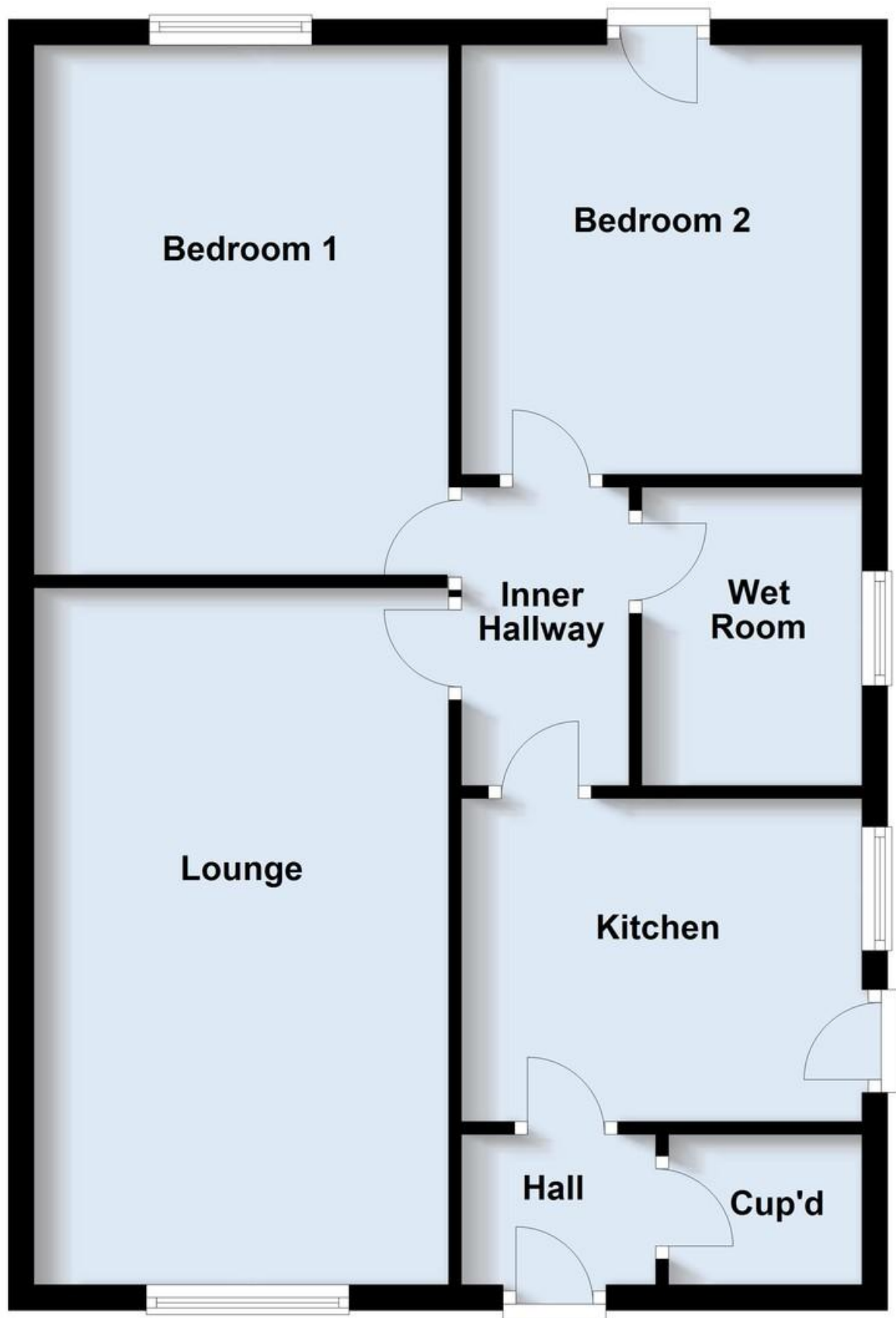
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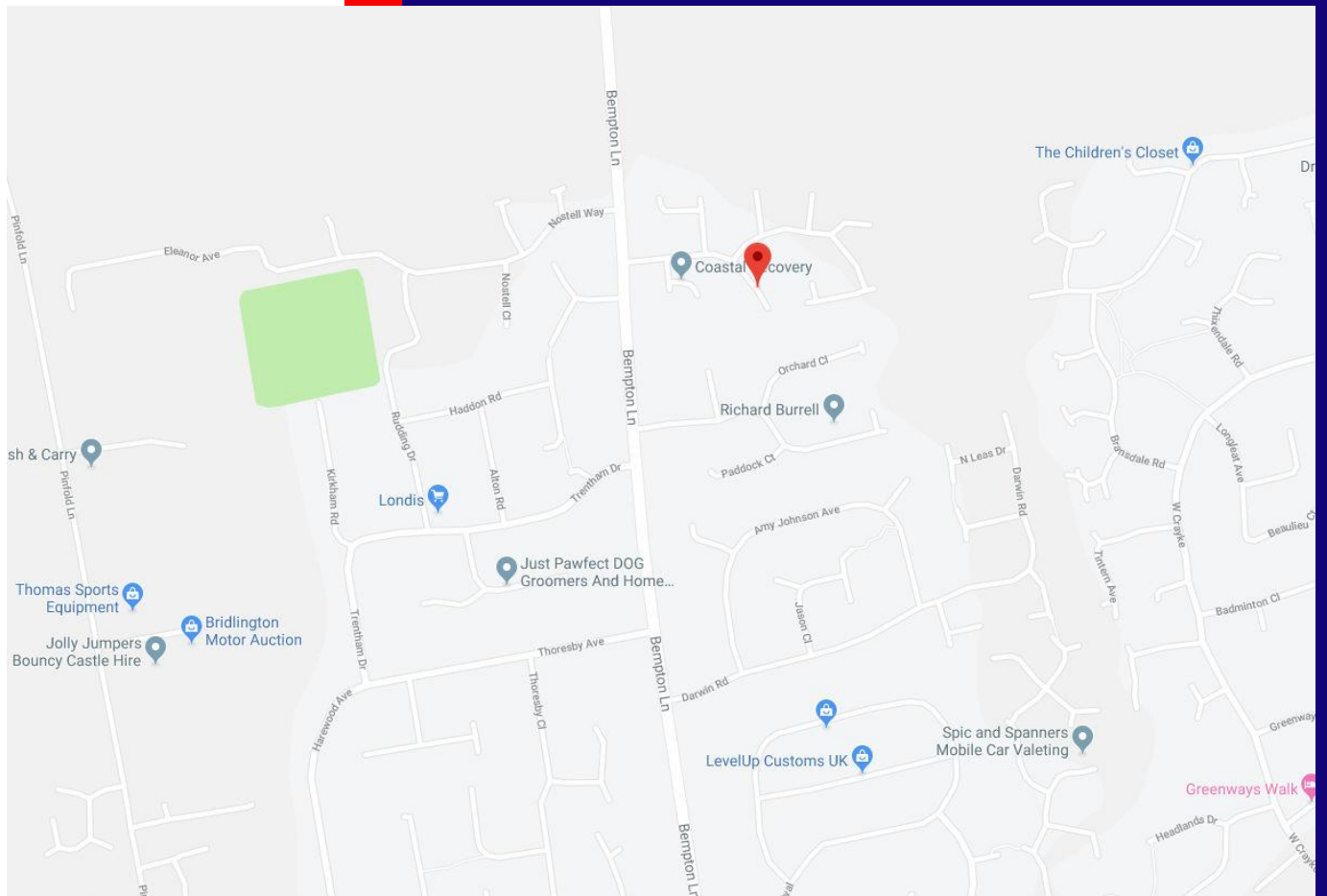
VIEWING

Strictly by appointment (01262) 401401 or
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Ground Floor





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