



Ulllyotts
Estate Agents

**9 Kestrel Drive
Bridlington
YO16 6FF**

**Detached bungalow
Two good-sized bedrooms
Desirable location**

**Set on a large plot
Gas CH and uPVC DG
Utility, garage and parking**

**Asking Price Of:
£230,000**



01262 401401

www.ullyotts.co.uk

brid@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

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

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

9 Kestrel Drive

Bridlington

YO16 6FF



LOCATION

The property is located just off Martongate which runs directly onto the Crayke and is arguably one of the most desirable locations in the town. The area has local shops and amenities in Wheatley Drive and Martongate. The schools that serve the area are at Martongate Primary and Headlands Comprehensive. A bus service is routed through the locality and links to the main town centre which is approximately 2 miles away 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

This superb, spacious detached bungalow is situated in a prime position on Kestrel Drive, this is a rare opportunity as they do not come up for sale very often. Available with no ongoing chain - this is one not to be missed!

The property offers a two bedroomed layout with lounge diner, good sized bathroom, kitchen and large rear garden. The bungalow is enhanced by having a detached single garage with utility adjoining, parking for several vehicles, gas central heating and uPVC double glazing.

ENTRANCE HALL

9' 8" x 6' 8" (2.95m x 2.03m)

With hardwood glazed entrance door, radiator, thermostat and loft access.

LOUNGE AREA

13' 11" x 12' 6" (4.24m x 3.81m)

With window to front elevation, radiator and feature fire place and electric fire. Open plan to dining area:



DINING AREA

8' 4" x 7' 11" (2.54m x 2.41m)

Open plan from the lounge area. With radiator and window to rear elevation.



KITCHEN

10' 10" x 10' 4" (3.3m x 3.15m)

With a range of wall, base and drawer units, worktop over, electric oven, gas hob, extractor, stainless steel sink unit, tiled splashbacks and space for washing machine. Airing cupboard housing the hot water cylinder, radiator, uPVC rear entrance door and window to rear elevation.



BEDROOM 1

12' 8" x 12' 3" (3.86m x 3.73m)

With window to front elevation, radiator and vinyl flooring.



BEDROOM 2

11' 3" x 10' 1" (3.43m x 3.07m)

With window to rear elevation and radiator.



BATHROOM

7' 2" x 5' 9" (2.18m x 1.75m)

With pedestal wash hand basin, panel bath with mixer shower from the taps, low flush WC, tiled walls, radiator and window to side elevation.



OUTSIDE

To the front of the property there is a shallow walled frontage, lawned area, pathway and a side driveway which leads to the garage.



The single brick built garage measures 18'11" x 8'11" with up and over door to the front and a personal door to the side.

A brick built utility is situated behind the garage which measures 10'2" x 8'8" with a uPVC door, window to side, power and light connected, stainless steel sink unit and wall mounted gas central heating boiler.

To the rear is a sunny south facing garden with a large lawned area, patio, secure fencing and hedging, side gated access.

**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 D.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

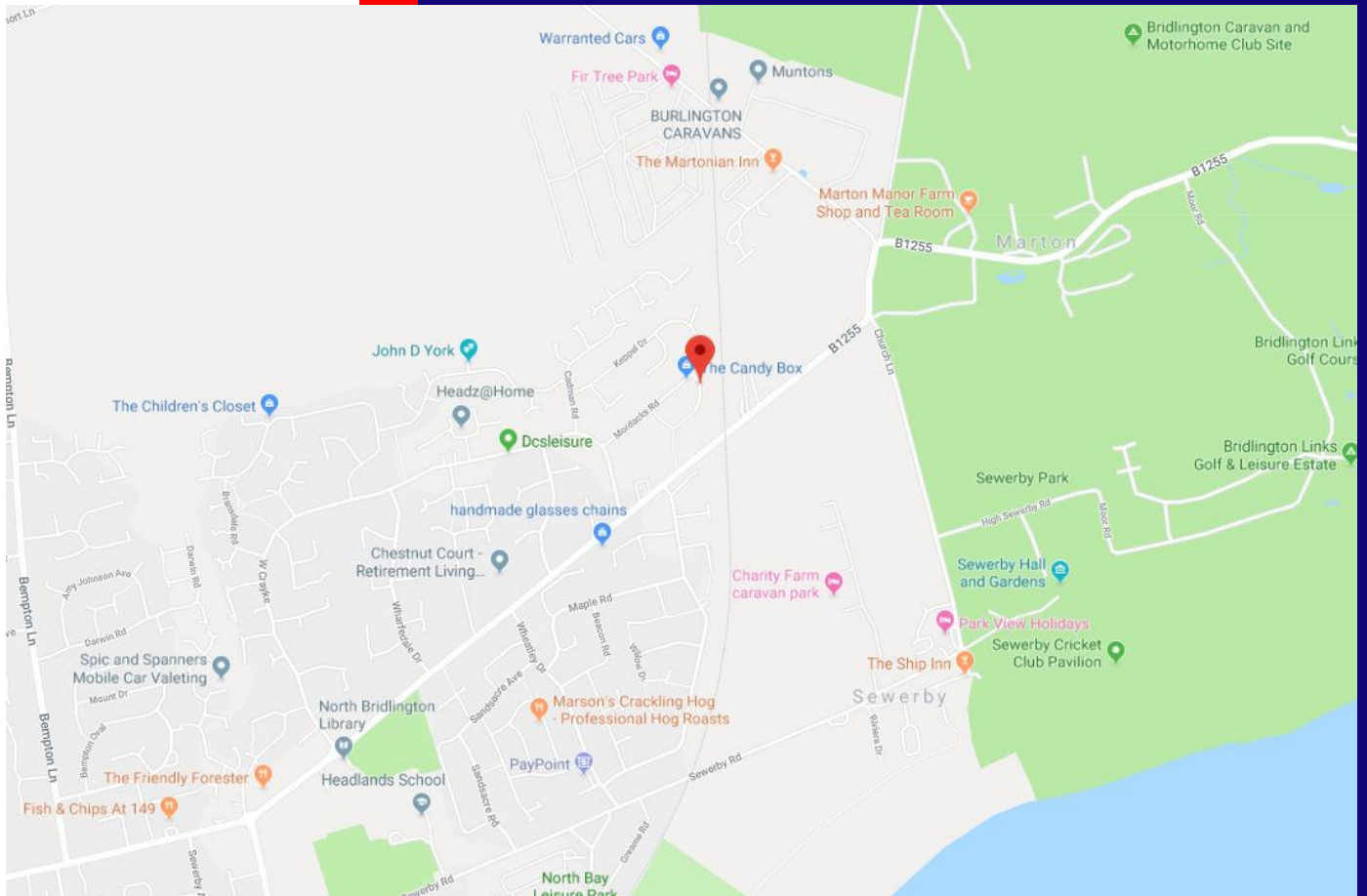
VIEWING

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

Regulated by RICS

Ground Floor





01262 401401



16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG **Tel:** 01377 253456



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