



■ **Ulllyotts** ■  
Estate Agents

**11 Trentham Drive**  
**Bridlington**  
**YO16 6EP**

Semi-detached house  
Two double bedrooms  
In need of upgrading in areas

Conservatory. Garden  
Garage and parking  
Gas CH and UPVC

**Asking Price Of:**  
**£125,000**



01262 401401

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

[brid@ullyotts.co.uk](mailto: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](http://www.ullyotts.co.uk)

**DRIFFIELD**  
Tel. 01377 253456

**BRIDLINGTON**  
Tel. 01262 401401

**PROPERTY PROFESSIONALS SINCE 1891**

# 11 Trentham Drive

## Bridlington

### YO16 6EP



#### LOCATION

The property is set in a well regarded residential area on the northern side of Bridlington. There is a local convenience store just along Trentham Drive and buses pass through the locality linking to the main town centre.

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

PERFECT FOR A FIRST TIME BUYER OR INVESTOR, this two bedroomed semi-detached house offers scope for refurbishment and extension. Most of these properties are a three bedroomed layout, therefore this property could be re-configured to this also, but at present offers two good-sized bedrooms.

The property was constructed in the early 1970's by Messrs Shepherd Homes and basically comprises spacious lounge and dining kitchen, two bedrooms, bathroom, driveway, parking and garden which is enhanced by the open views to the rear. The property benefits from gas central heating and uPVC double glazing.

This is a great opportunity to purchase a good-sized family home in a well regarded and available with no ongoing chain.

#### ENTRANCE HALL

7' 10" x 2' 8" (2.39m x 0.81m)

With uPVC entrance door and stairs to first floor.

#### KITCHEN DINER

14' 6" x 14' 3" (4.42m x 4.34m)

With a range of wall, base and drawer units, glazed units, worktop over, sink unit, tiled splashback, built in oven and microwave, hob, extractor, wine rack, space for dishwasher, fridge and freezer. Under stairs cupboard, radiator and window to front elevation.



#### LOUNGE

14' 5" x 13' 11" (4.40m x 4.25m)

With tiled feature fire place with gas fire in situ, TV point, recess shelving, radiator, laminate flooring and sliding patio doors into conservatory/sun room.

#### SUN ROOM

14' 5" x 6' 1" (4.40m x 1.86m)

With windows to rear elevation, door to garage and laminate flooring.

#### FIRST FLOOR LANDING

With loft access and airing cupboard.

#### BEDROOM 1

14' 5" x 11' 0" (4.40m x 3.35m)

With windows to front and side elevations, laminate flooring, radiator and storage cupboard housing the gas central heating boiler.



## BEDROOM 2

14' 5" x 9' 6" (4.40m x 2.90m)

With window to rear elevation, radiator and a range of built in wardrobes.



## BATHROOM

11' 0" x 5' 2" (3.35m x 1.57m)

Comprising panel bath with thermostatic shower over and glass shower screen, pedestal wash hand basin, low level WC, tiled walls and window to side elevation.



## GARAGE

21' 4" x 7' 8" (6.5m x 2.34m)

With up and over door to the front, rear personnel door, power and light connected.

## OUTSIDE

To the front of the property is an open plan lawned frontage with a steep driveway to the side which provides ample parking and leads to the garage.

To the rear is a good-sized garden which is mainly laid to lawn with trees, shrubs, patio, fenced surrounds and open views to the rear elevation.



## 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.

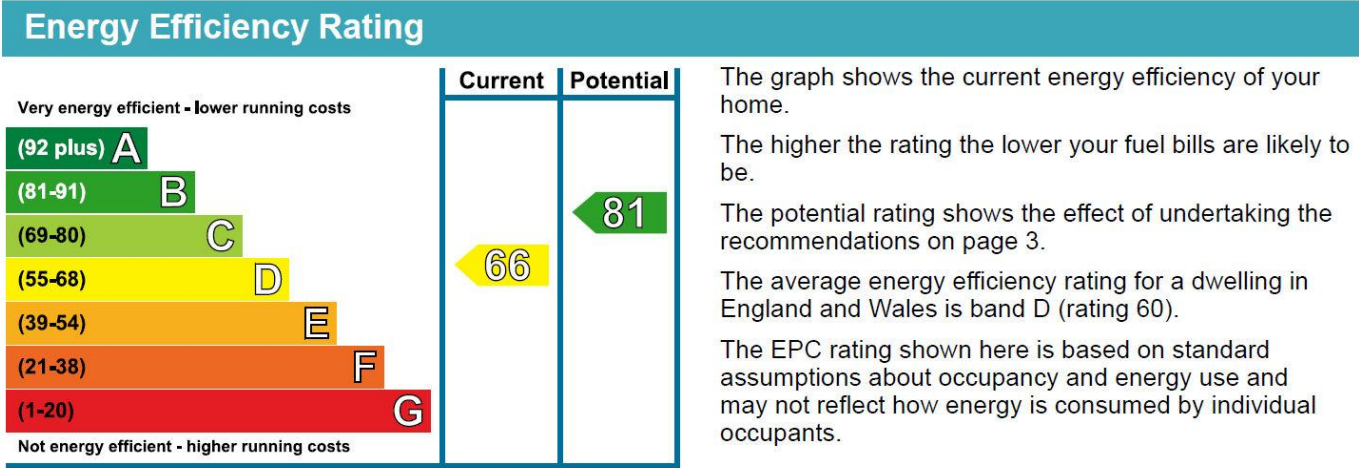
## ENERGY PERFORMANCE CERTIFICATE

Rating D.

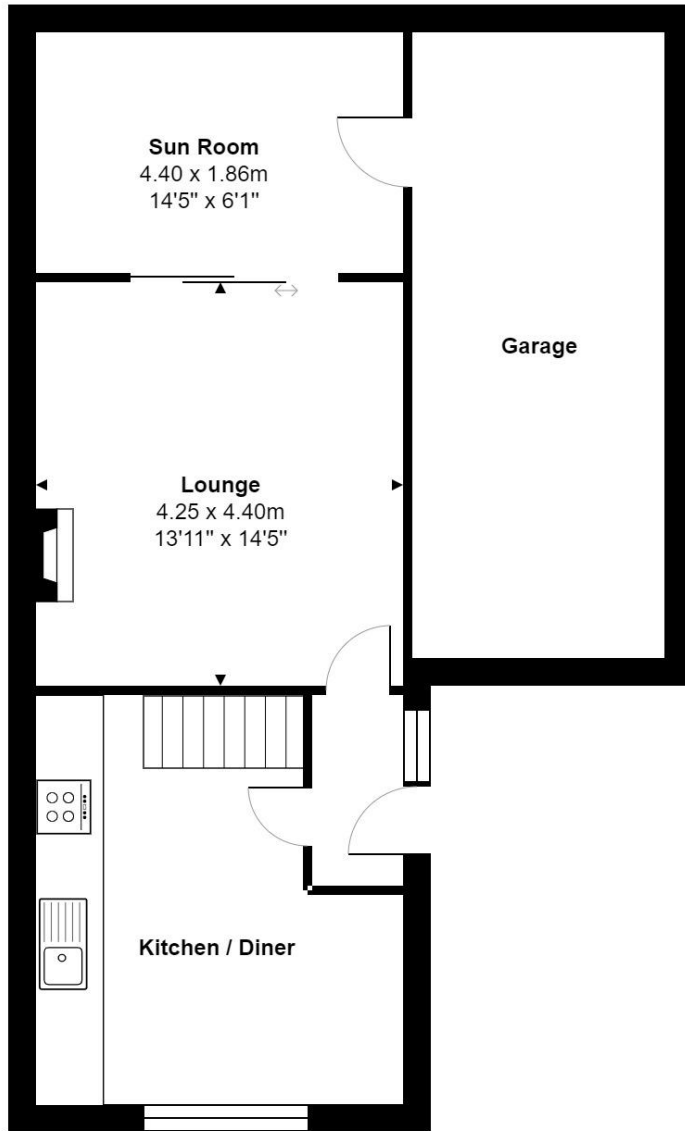
VIEWING

Strictly by appointment (01262) 401401 or [brid@ullyotts.co.uk](mailto:brid@ullyotts.co.uk)

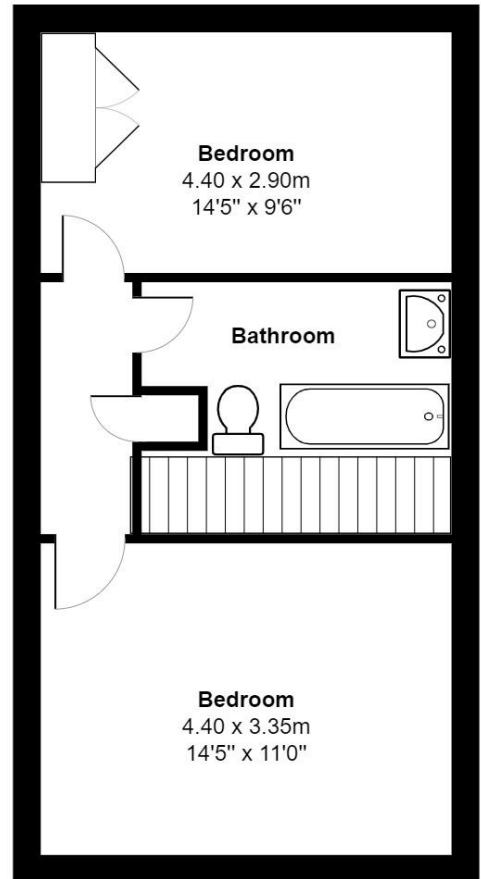
Regulated by RICS



11, Trentham Drive, YO16 6EP



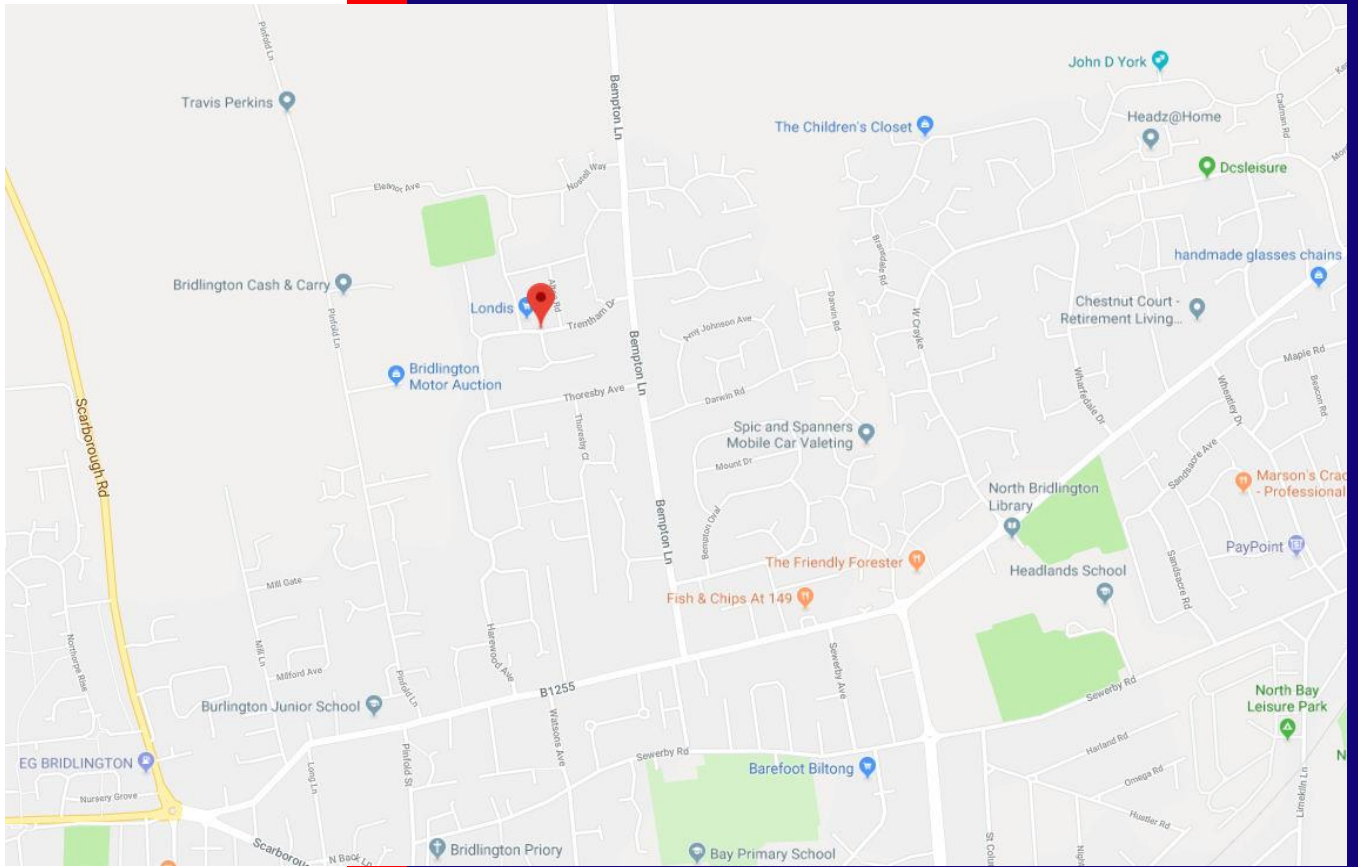
**Ground Floor**



**1st Floor**

Total Area: 104.3 m<sup>2</sup> ... 1123 ft<sup>2</sup>

All measurements are approximate and for display purposes only





01262 401401



**16 Prospect Street, Bridlington, YO15 2AL**

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



[www.ullyotts.co.uk](http://www.ullyotts.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.onthemarket.com](http://www.onthemarket.com)