



Ulllyotts
Estate Agents

**8a Belvedere Parade
Bridlington
YO15 3LX**

Detached dormer bungalow

Sea view

Stunning south beach location

2/3 bedrooms

2 bath/shower rooms

Garden, garage and parking

**Asking Price Of:
£475,000**



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

8a Belvedere Parade

Bridlington

YO15 3LX



LOCATION

LOCATION, LOCATION, LOCATION!!!! Situated on Bridlington's southside, just off South Cliff, with stunning SEA VIEWS, close to the golf course and boat park, handily placed for all amenities, walking distance to the town centre and shops. ONE NOT TO BE MISSED!!!

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 lovingly maintained two/three bedroomed dormer bungalow with two bath/shower rooms, versatile reception rooms, generous kitchen, detached brick garage, parking and gardens. The property offers a generously proportioned layout, with sea views from many angles. The property is now in need of modernisation in areas, but has been very well kept and maintained by the current owners. The property benefits from gas central heating and uPVC double glazing. BEAUTIFUL SOUTH BEACH LOCATION.

ENTRANCE PORCH

7' 3" x 3' 4" (2.21m x 1.02m)

With double uPVC glazed entrance doors, tiled flooring and door to entrance hall.

ENTRANCE HALL

17' 8" x 4' 11" (5.38m x 1.5m)

With stairs leading off, radiator, plate rack, wall lighting, under stairs cupboard and doors to:-



LOUNGE

18' 3" x 13' 11" (5.56m x 4.24m)

A beautifully light and spacious room with a bay window to the front elevation and a window to the side elevation, superb sea views, feature fireplace, electric fire in situ, coving and opening into bar/dining area.



BAR/DINING AREA

10' 3" x 9' 11" (3.12m x 3.02m)

With windows to the side and rear elevations, glazed door to dining room.



DINING ROOM

With TV point, radiator, window to rear elevation and door to kitchen.



KITCHEN

18' 4" x 10' 1" (5.59m x 3.07m)

With a range of wall and base units, worktop over, asterite 1.5 bowl sink unit with mixer tap, space for fridge freezer and washing machine, built in electric oven and gas hob, radiator, tiled flooring and tiled walls. Windows to the rear and front elevations and uPVC rear entrance door.



SHOWER ROOM

6' 1" x 5' 10" (1.85m x 1.78m)

Comprising pedestal wash hand basin, low level WC, shower cubicle with thermostatic shower over, window to side elevation, fully tiled throughout and radiator.



GROUND FLOOR BEDROOM/SITTING ROOM

15' 0" x 12' 0" (4.57m x 3.66m)

With window to the front elevation, plate rack, radiator, fire place with white surround, marble hearth, inset and gas fire.



FIRST FLOOR LANDING

With storage/airing cupboard housing the gas central heating boiler, window to rear elevation, thermostat and doors to:-



BEDROOM ONE

16' 10" x 14' 4" (5.13m x 4.37m)

With a range of fitted wardrobes, dressing table, two windows to the front elevation, TV point, storage cupboards, wall lighting and radiator.



BEDROOM TWO

14' 8" x 12' 0" (4.47m x 3.66m)

With two double storage cupboards, walk-in wardrobe, wall lighting, radiator and window to the front elevation with a sea view.



DRESSING ROOM/STUDY

8' 6" x 5' 7" (2.59m x 1.7m)

With a window to the rear elevation.

BATHROOM

8' 5" x 7' 7" (2.57m x 2.31m)

Comprising a pink coloured moulded bath with electric shower over, pedestal wash hand basin, WC, tiled walls, vinyl flooring, window to rear and radiator.



OUTSIDE

The property has fabulous open sea views to the front, a walled frontage, a well kept lawn area and pathways. A double gated access leads to a driveway with parking for several vehicles and also leads to the garage.



To the rear there is a large patio area, seating area, outside tap and outside lighting.



GARAGE

A single brick garage of brick and rosemary tile construction with remote door to the front and power and light connected.



TENURE

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

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

SERVICES

All 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.

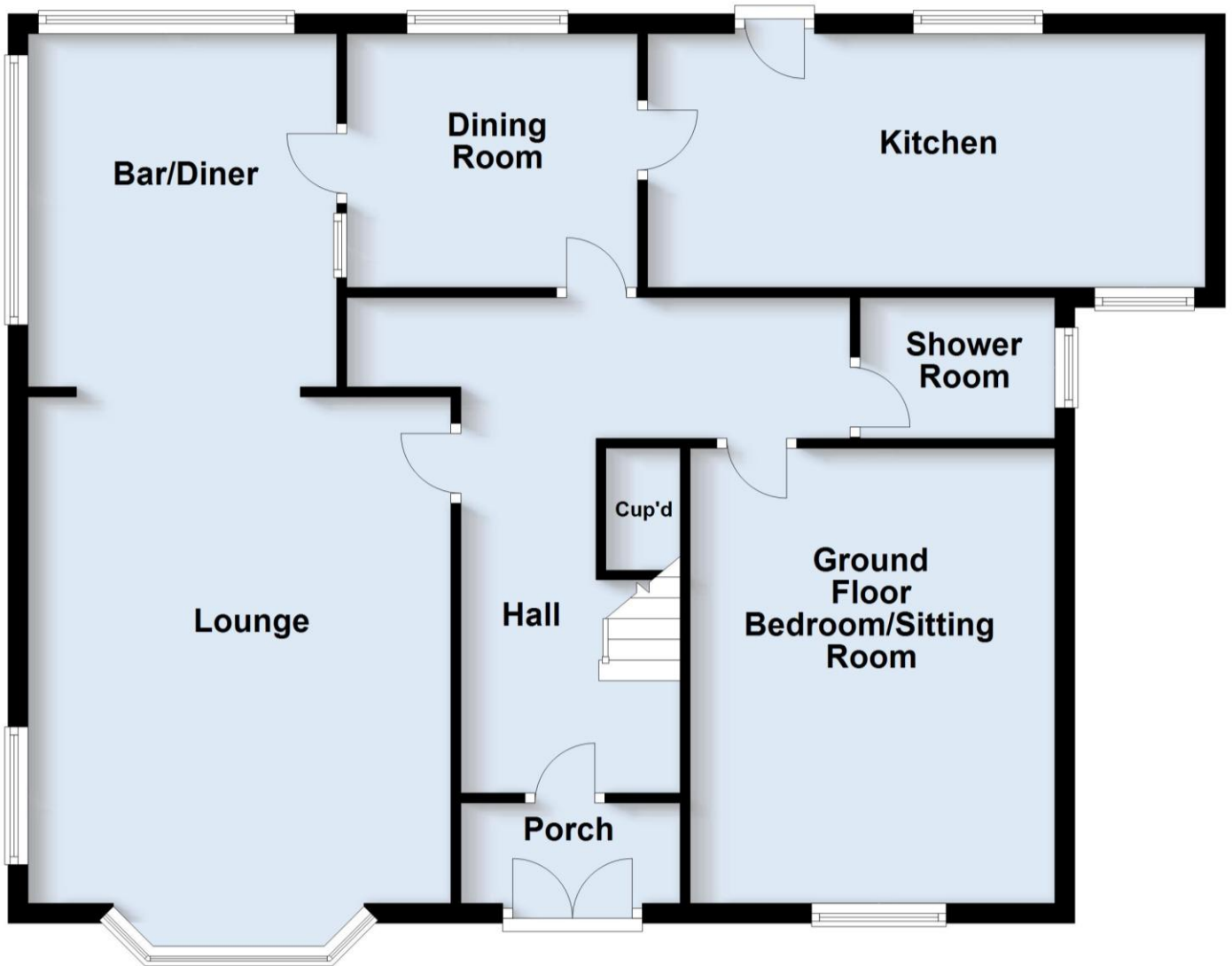
Floor plans are for illustrative purposes only.

VIEWING

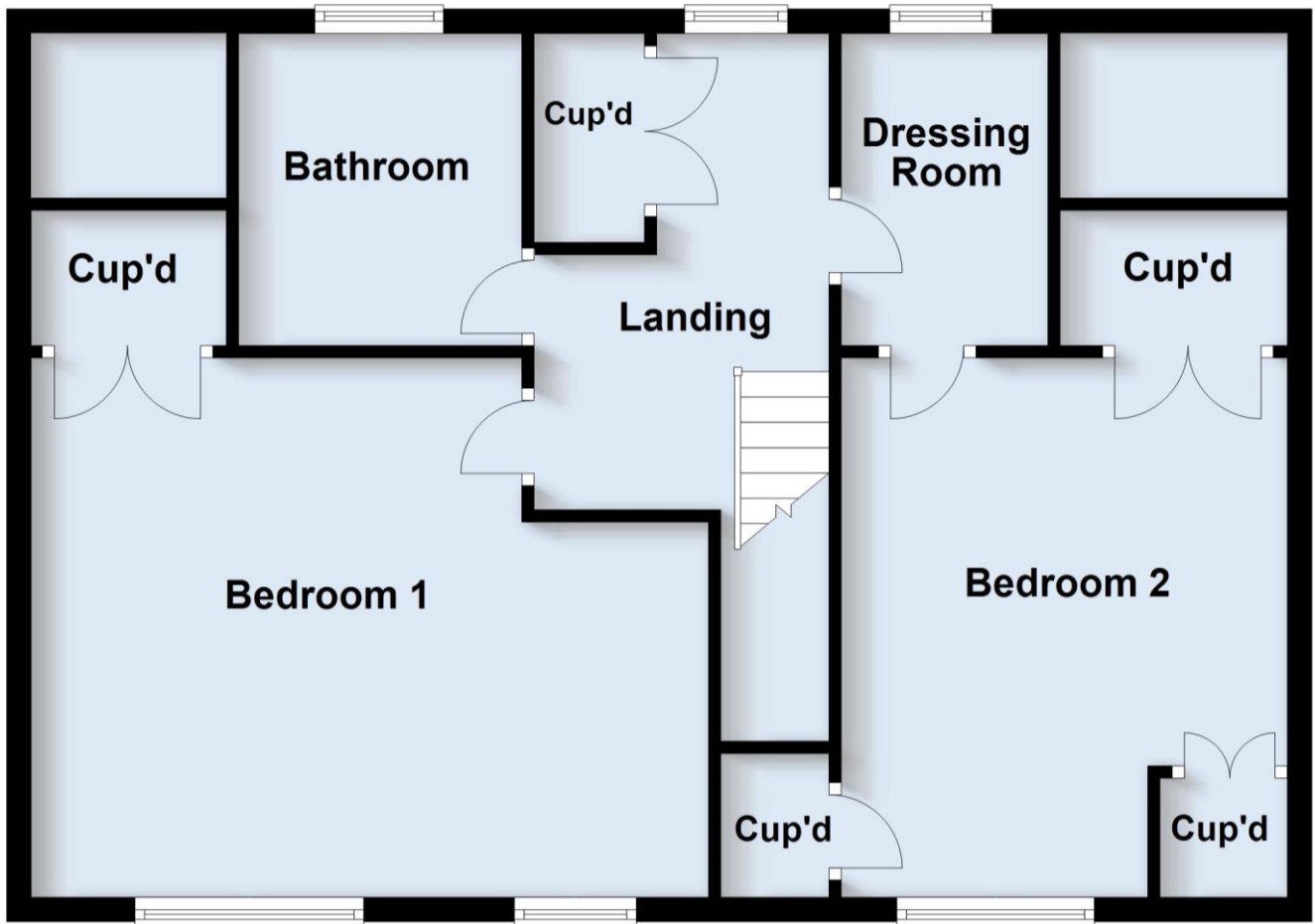
Strictly by appointment with Ulllyotts.

Regulated by RICS

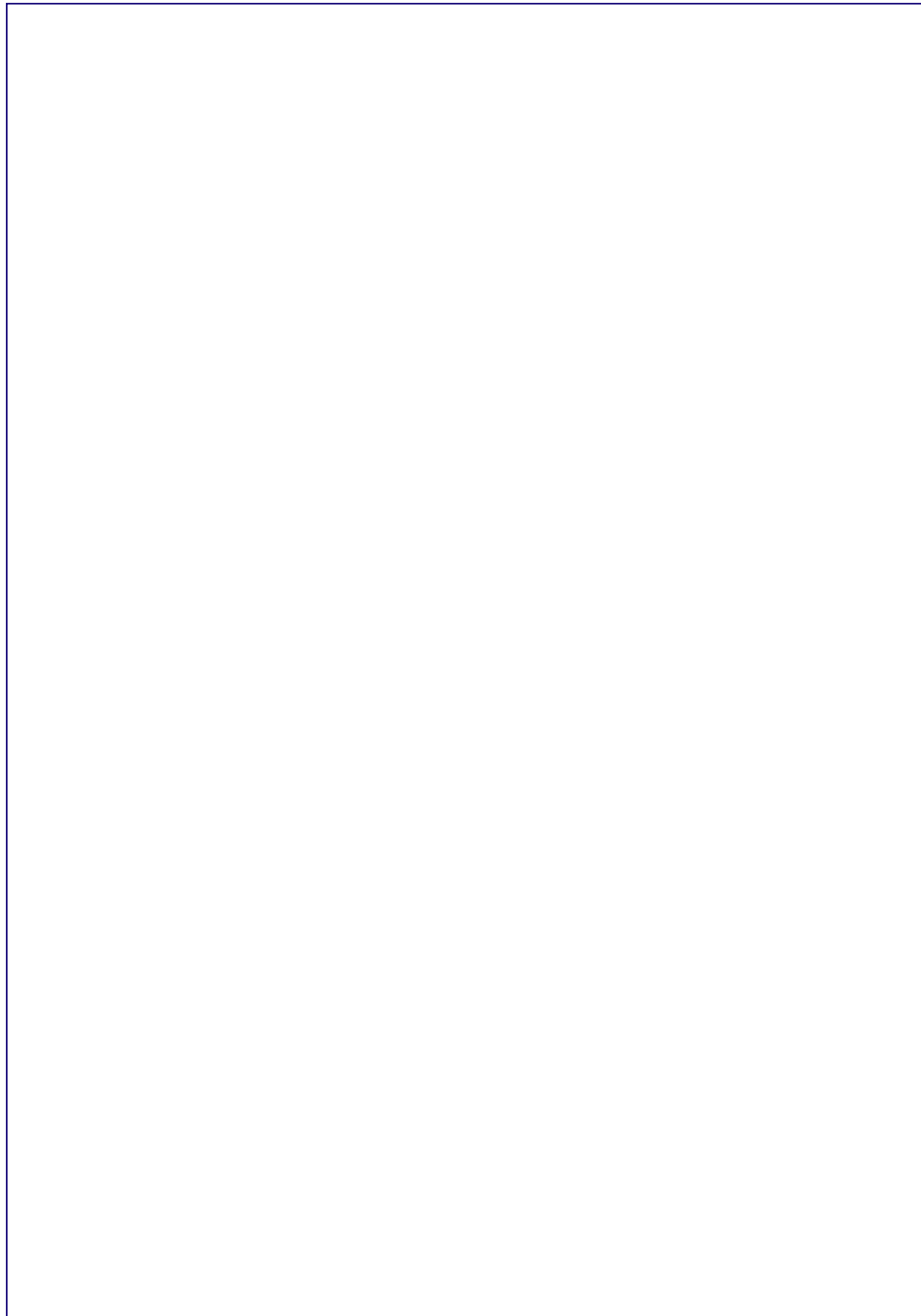
Ground Floor

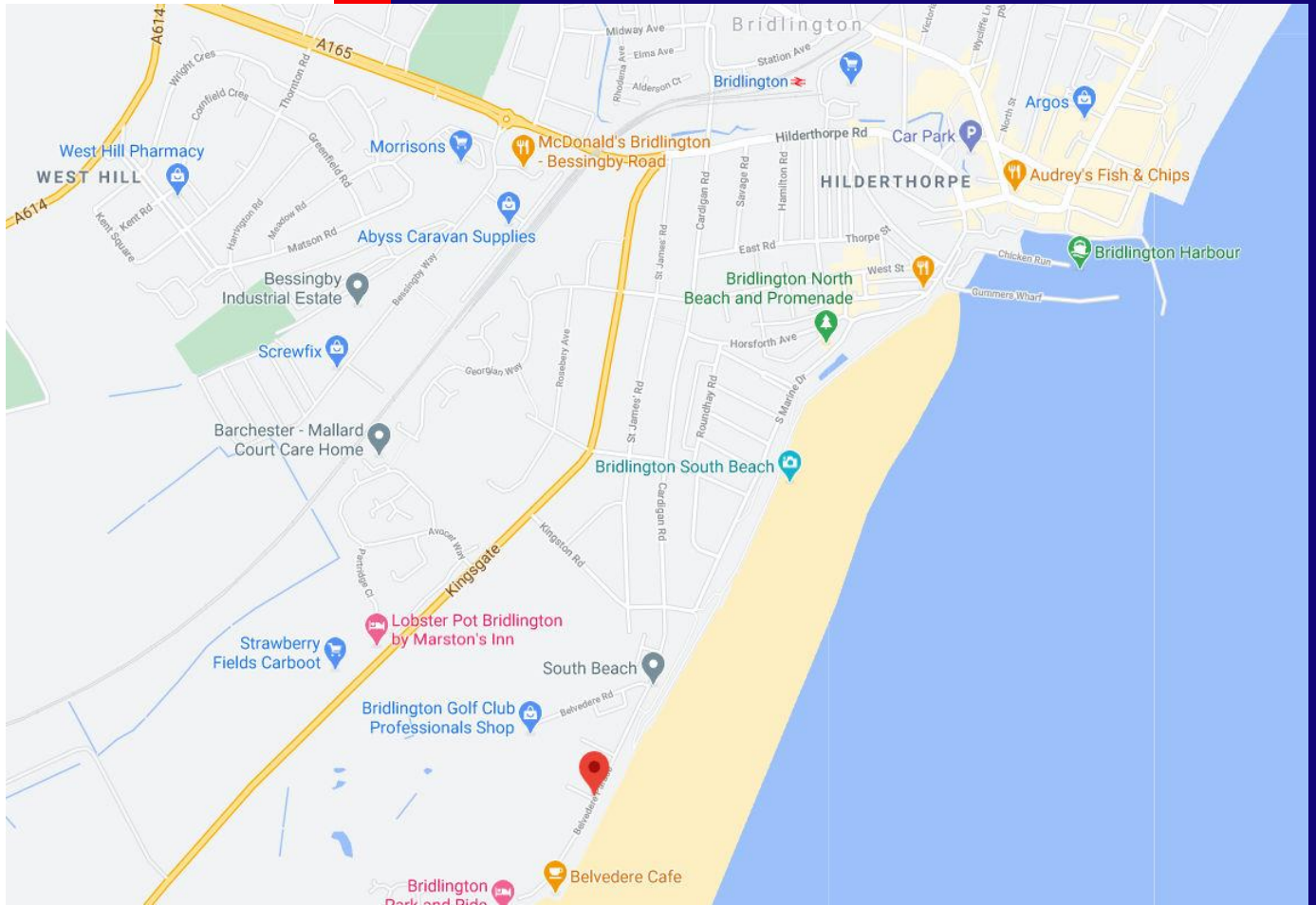


First Floor









■ Ulyotts ■

Estate Agents

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