



**17 Thoresby Avenue
Bridlington, YO16 7EL
Asking price £199,950**



WILLOWGREEN
ESTATE AGENTS

NO ONWARD CHAIN Located in the popular seaside town of Bridlington, this well presented 2 bedroom detached bungalow offers comfortable, single-level living with the added benefits of a south facing garden and excellent transport links. Perfect for those seeking a peaceful coastal lifestyle with convenience on their doorstep.

The property briefly comprises of entrance hall, 2 bedrooms, bathroom, lounge, kitchen, conservatory, parking for several vehicles and garage.

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.

EPC Rating E



ENTRANCE HALL

9'1" x 3'9" (2.77 x 1.16)

COUNCIL TAX BAND

With upvc glazed door and radiator.

The council tax banding is C.

BEDROOM 112'0" x 10'1" (3.66 x 3.08) **NOTE**

Window to front elevation and radiator.

BEDROOM 2

8'0" x 10'1" (2.44 x 3.09)

Window to front elevation and radiator.

BATHROOM

7'3" x 5'5" (2.22 x 1.66)

White suite comprising low level wc, wash hand basin and shower over, panel bath with part tiled walls, cupboard housing gas central heating boiler.

LOUNGE

10'10" x 18'2" (3.32 x 5.54)

With radiator and gas fire with modern fire surround and door to kitchen and further door and windows to conservatory.

KITCHEN

7'11" x 7'8" (2.43 x 2.35)

With upvc entrance door to side of property, window to rear providing plenty of light. Fitted with a range of wall and base units with worktop over, space for fridge and washing machine, built in electric single oven and hob, stainless steel sink, tiled splashbacks.

CONSERVATORY

12'5" x 6'0" (3.80 x 1.85)

With radiator and door to garden.

GARDEN

South facing rear garden with well stocked borders, lawned area, small patio section, summer house and decked seating area and side gated access to driveway. The front is mainly laid to lawn with borders.

GARAGE

Brick built detached single garage.

PARKING

There is a side driveway providing parking for several vehicles.

TENURE

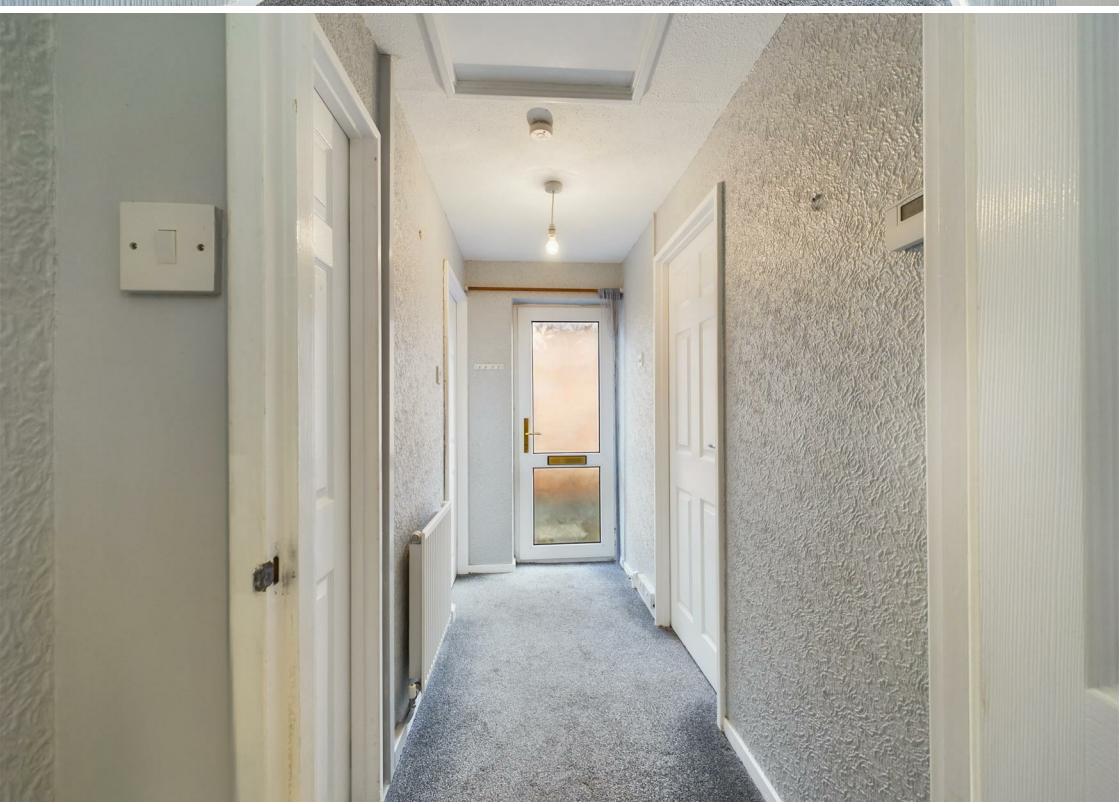
We understand that the property is freehold.

SERVICES

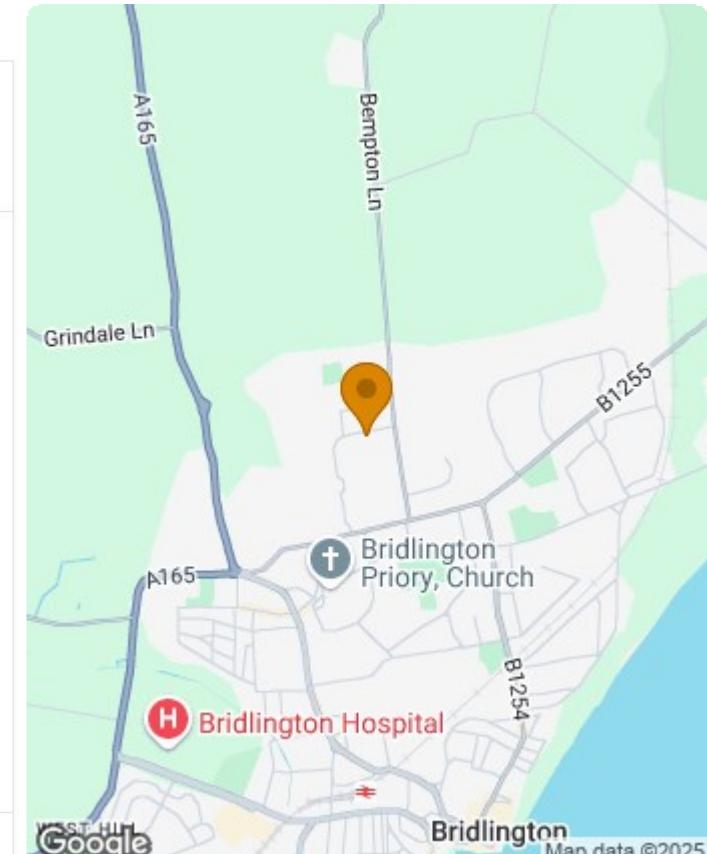
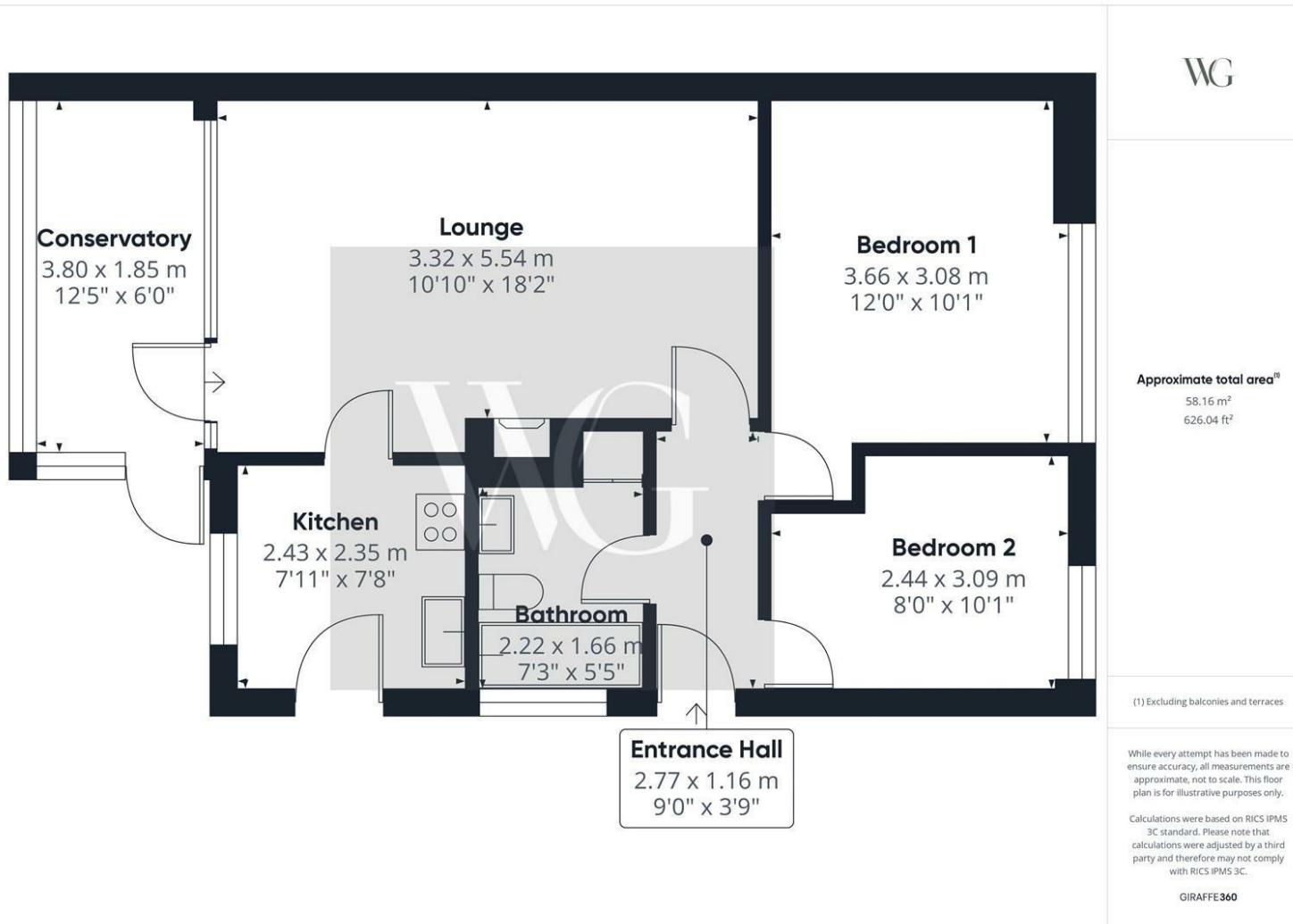
All main services are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is E.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633