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**Windsor House, 9 North Back Lane
Bridlington
YO16 7BA**

BEING FULLY RENOVATED Parking and electric gated access
Grade II listed building Open plan living area
Semi-detached house Character features
3 bedrooms. En-suite High specification finish

**Asking Price Of:
£210,000**



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PROPERTY PROFESSIONALS SINCE 1891

Windsor House, 9 North Back Lane Bridlington YO16 7BA



LOCATION

The property is just a stone's throw away from the Priory Church and the Bayle Gate museum and is handily located for the historic Bridlington Old Town which has a variety of amenities including convenience stores, pharmacy, tea rooms, galleries, antique shops and restaurants.

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 is a superb opportunity to acquire a three bedroomed, semi-detached house which is currently being fully renovated to a very high standard.

The property offers an open living room and dining area with bi-fold doors, leading onto the kitchen, utility and ground floor WC. There is also the benefit of a separate lounge which could also double up as a further bedroom/office/playroom if required.

To the first floor there is a spacious landing with study area and three good-sized bedrooms with the master offering en-suite facilities. The two further bedrooms share a 'Jack and Jill' style bathroom.

The property will benefit from secondary double glazing to the frontage and conservation approved bespoke pre-finished windows to the rear, gas central heating, new boiler and radiators and parking. A choice of kitchen/bathrooms etc would be available if the property were secured prior to works being completed.

ENTRANCE HALL

With under stairs store and stairs to first floor.

LOUNGE DINING AREA

With window to the front elevation and bi-fold doors to the rear, island unit and log burner. Open plan to kitchen.

KITCHEN

A brand new kitchen will be installed with built in appliances. With window to the rear elevation and door to utility.

UTILITY ROOM

With window to the rear elevation and door to WC.

GROUND FLOOR WC

With window to the rear elevation and a newly fitted low level WC and wash hand basin.

LOUNGE

With window to rear elevation and traditional open fire place.

FIRST FLOOR LANDING AND STUDY AREA

BEDROOM 1

With windows to the front and rear elevations, feature fire surround and door to en-suite.

EN-SUITE

A newly fitted suite with shower cubicle, low level WC and wash hand basin.

BEDROOM 2

With window to the front elevation and access to the 'Jack and Jill' style bathroom which is shared with bedroom 3.

BEDROOM 3

With window to the rear elevation and access to the 'Jack and Jill' style bathroom which is shared with bedroom 2.

BATHROOM

A newly fitted suite comprising a feature freestanding bath, low level WC and wash hand basin. With a window to the rear elevation.

OUTSIDE

The property will have an allocated garden and parking space, please see proposed plans.

TENURE

Freehold.

SERVICES

All mains services connected.

NOTE

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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

ENERGY PERFORMANCE CERTIFICATE

Rating E. Please note that the property is currently being fully renovated, therefore the EPC rating will improve once the works are completed.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

TESTIMONIALS FROM PURCHASERS OF PREVIOUS DEVELOPMENTS

"I just wanted to add my own personal 'thank you' to your good self and Glen for an amazing development! Completed in the most challenging of circumstances to say the least!!

The vision to transform the building to what it is today is superb and the small touches of the past history of the building along the way only adds to the overall feel of the building.

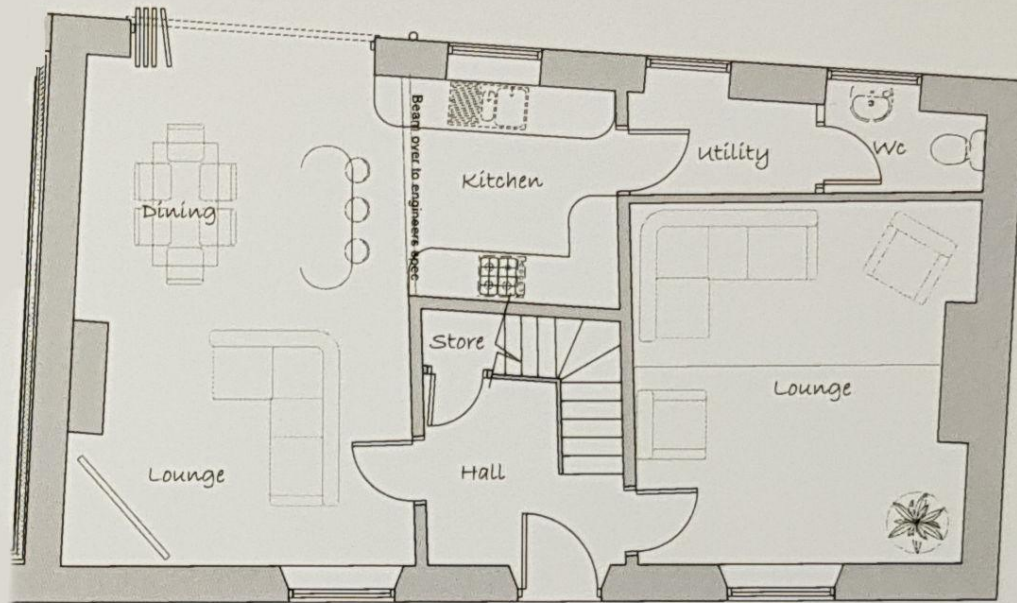
The 'Norseman' picture was a great touch and many thanks also for the bottle and card.

I went armed with all my cleaning gear only to find that there was nothing to clean! - it was the cleanest, builders clean I have ever seen in my career!!

The entrance is very welcoming and the added detail of the posters adds to the overall feel of the building.

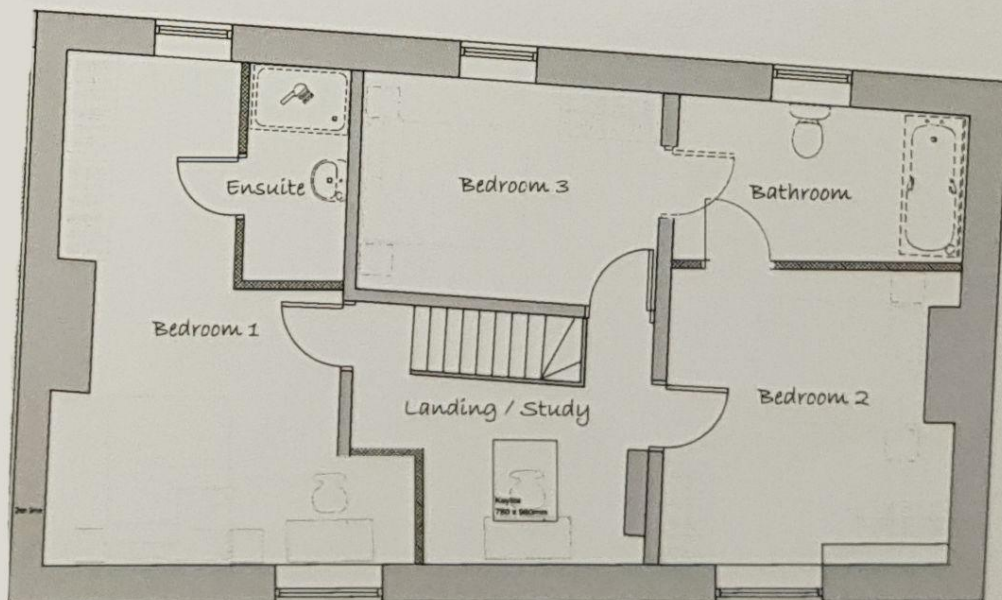
Thank you, for a superb development and look forward to sharing a beer with yourself and Glen in the near future." **John and Lou**

"To be involved in Chris and Glen's project was a fantastic experience. The end product is beyond any expectation and to work with someone who had a real passion for the property is why purchasing my first property with them has created a beautiful and unique property." **Dan**

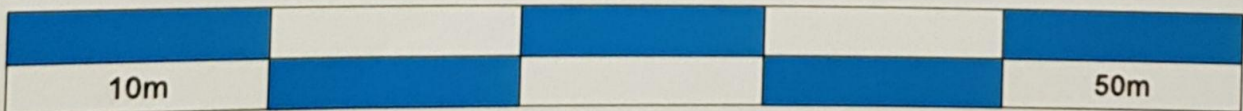


Ground Floor Plan

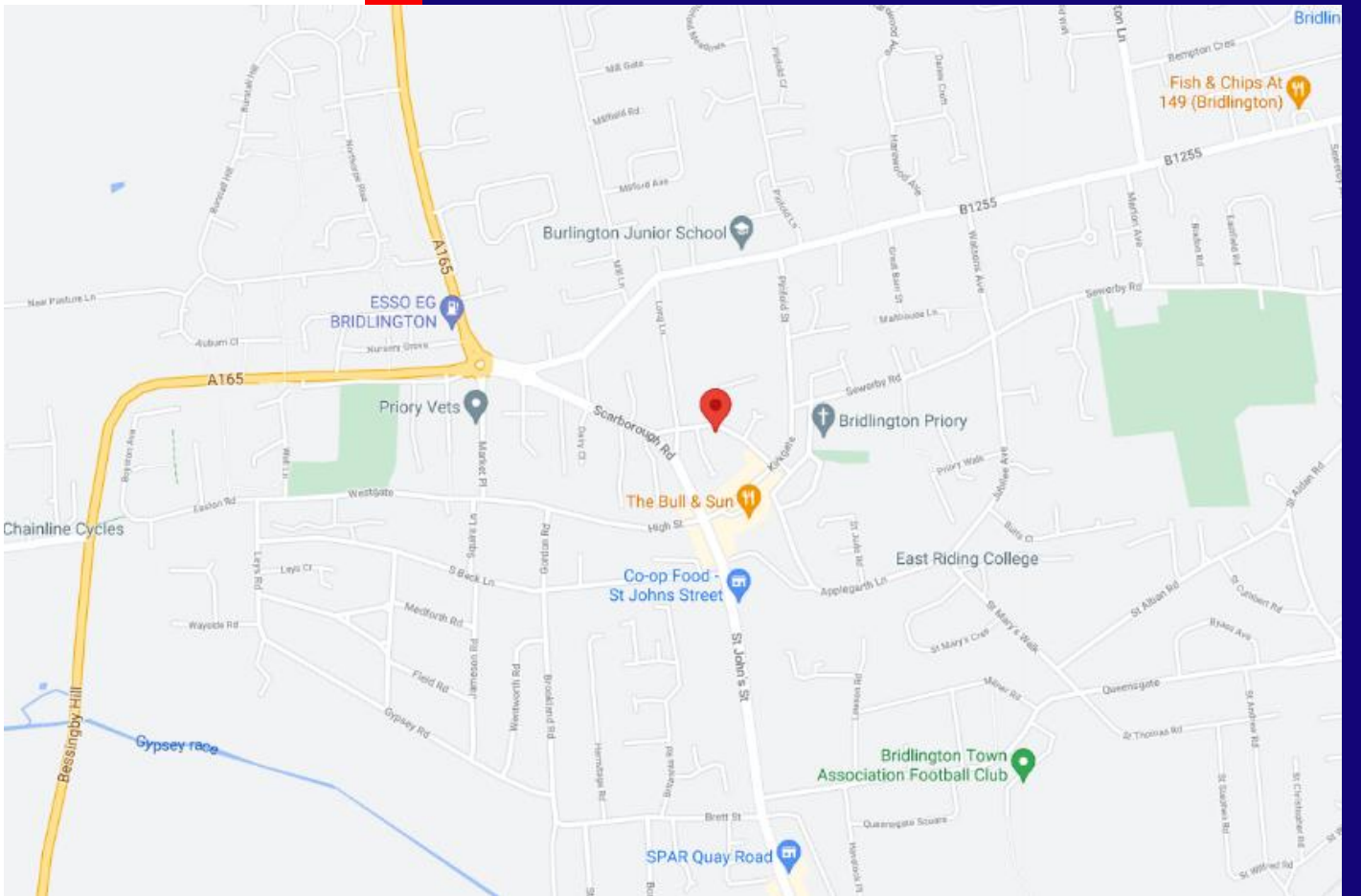
0 1 2 3 4 5
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First Floor Plan



PROPOSED SITE PLAN 1:500





16 Prospect Street, Bridlington, YO15 2AL

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



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