



21 Fortyfoot
Bridlington
YO16 7SA

OFFERS IN REGION OF

£400,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Conservatory



21 Fortyfoot , YO16 7SA

The property briefly comprises, entrance porch, entrance hall, dining room, lounge, wc, conservatory, dining kitchen, landing, four double bedrooms, two en-suites, family bathroom. Super corner plot, with garage and parking, private front and rear garden, pond and water feature to the front with shrubs and trees, side gated access to the rear with two brick built out stores, sunny rear garden of low maintenance with paving, graveled and seating areas with climbers, roses and colourful borders.

The property is located on the north side of Bridlington, close to Queensgate Park and set in a very desirable location within easy walking distance of the north beach and the town. 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.



Garden



Hallway



Lounge



Dining Room

Accommodation

ENTRANCE PORCH

8' 9" x 3' 1" (2.67m x 0.94m)

With Upvc french doors into, side windows, laminate flooring and timber stained glass door to the entrance hall.

ENTRANCE HALL

18' 5" x 7' 9" (5.61m x 2.36m)

With polished timber flooring, stairs leading off, painted timber panelling to walls, plate rack, radiator with cover and doors to.

DINING ROOM

14' 1" x 12' 11" (4.29m x 3.94m)

With bay window to side elevation, feature fireplace with gas fire in situ, white surround, tiled hearth and brass defender, circular stained glass window to front elevation, side bay window, coving and two radiators.

LOUNGE

18' 6" x 15' 11" (5.64m x 4.85m)

With feature fireplace, marble inset and hearth, white surround, TV point, bay window to side elevation and window to rear elevation, radiator and wall lighting.

INNER LOBBY

With stained glass feature door into and polished timber flooring.

CLOAKS/ WC

8' 8" x 4' 00" (2.64m x 1.22m)

With wall mounted wash hand basin, low level wc, polished timber flooring, radiator, window to side elevation, coving and door to garage.

DINING KITCHEN

20' 08" x 15' 10" (6.3m x 4.83m)

With 'bespoke' fitted range of oak units, with wall, base and drawer units, glazed dresser units with displays, built in fridge, freezer, dishwasher, two ovens, hob and extractor, engineered oak flooring, ceiling spotlighting, coving, patio doors to conservatory and window to rear elevation.

CONSERVATORY

12' 4" x 11' 1" (3.76m x 3.38m)

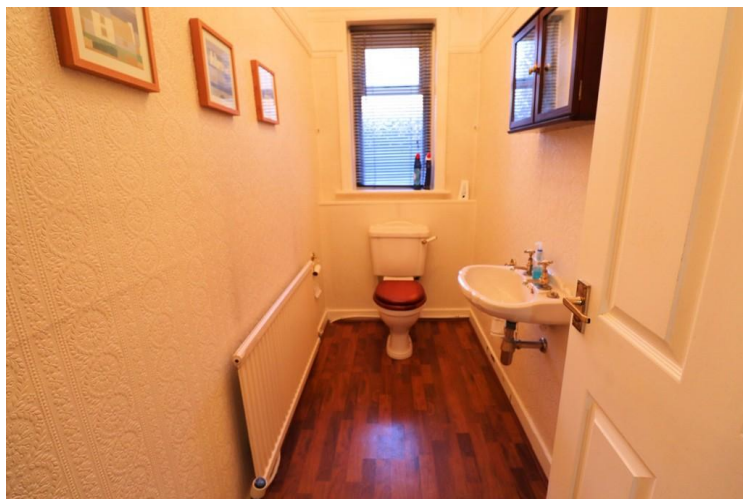
Upvc and brick construction, oak flooring, radiator, french doors and side entrance door to garden, wall lighting, ceiling fan and radiator.



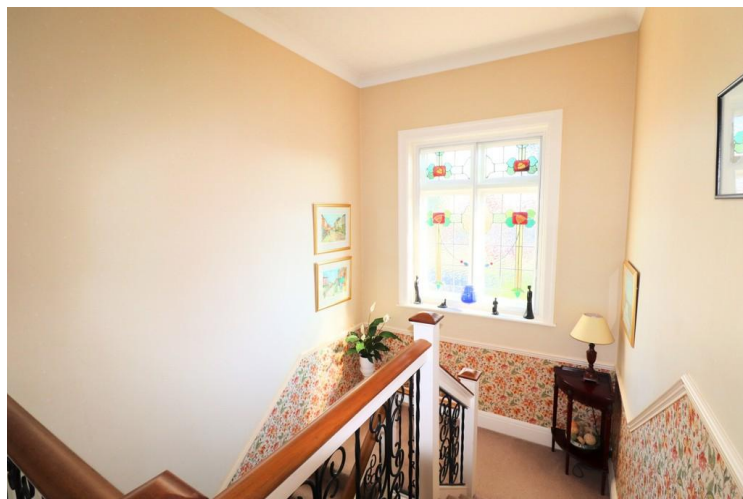
Kitchen



Dining Area



WC



Landing

LANDING

Super light and spacious split levelled landing with stained glass window to front elevation, loft access and doors to.

MASTER BEDROOM

17' 9" x 14' 2" (5.41m x 4.32m)

With radiator, range of bespoke fitted furniture, bay window to side elevation, TV point, ceiling spotlighting and archway to en-suite shower room.

ENSUITE

7' 4" x 2' 7" (2.24m x 0.79m)

With shower cubicle, glass screen, electric shower over, tiled walls and splash back, vanity wash hand basin, wall mounted mirror and ceiling spotlighting.

BEDROOM 2

14' 4" x 14' 3" (4.37m x 4.34m)

With range of fitted furniture, window to front elevation, radiator and coving.

BEDROOM 3

16' 9" x 15' 11" (5.11m x 4.85m)

With range of fitted furniture, window to side elevation,

dressing table, radiator and double doors to en-suite

ENSUITE

10' 1" x 4' 4" (3.07m x 1.32m)

With double shower cubicle, wet wall, electric shower over, vanity wash hand basin, laminate flooring, heated towel rail, tiled splash back and ceiling spotlighting.

BEDROOM 4

17' 2" x 11' 9" (5.23m x 3.58m)

'L' shaped room with storage cupboards to recess, radiator, coving and window to rear.

BATHROOM

9' 8" x 8' 11" (2.95m x 2.72m)

With panelled bath with electric shower over, vanity wash hand basin, low level wc, fully tiled throughout, airing cupboard housing hot water cylinder, two windows to the side elevation, wall mounted mirror with lighting, ceiling spotlighting and heated towel ladder.

GARAGE

17' 6" x 14' 00" (5.33m x 4.27m)

With remote door to front elevation, rear personnel door, wall mounted gas central heating boiler, gas and electric meters, space for washing machine, dryer, fridge



Master Bedroom



Master Bedroom



Master Bedroom - Ensuite



Bedroom 2

and freezer. Power and light connected.

OUTSIDE

The property sits proud on the corner plot with shallow walled frontage, conifers, shrubs and plants, large brick built pond with beautiful water feature. Side driveway with plenty of parking leading to the garage. Side graveled area with wrought iron hand gate from Priory Crescent, leading to timber secure gated access to the rear garden. The rear garden is mainly paved and graveled with roses, climbers, pergola, very private and sunny. Two brick out stores are situated in the rear garden and could be used for variety of uses, home working or just general storage.

There is outside lighting, outside tap and socket.

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 E.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

SQUARE METERS

The property is 229 square meters.

VIEWING

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

Regulated by RICS



Bedroom 2 - Ensuite



Bedroom 3



Bedroom 4



Family Bathroom



Front Elevation



Front Elevation



Front Garden

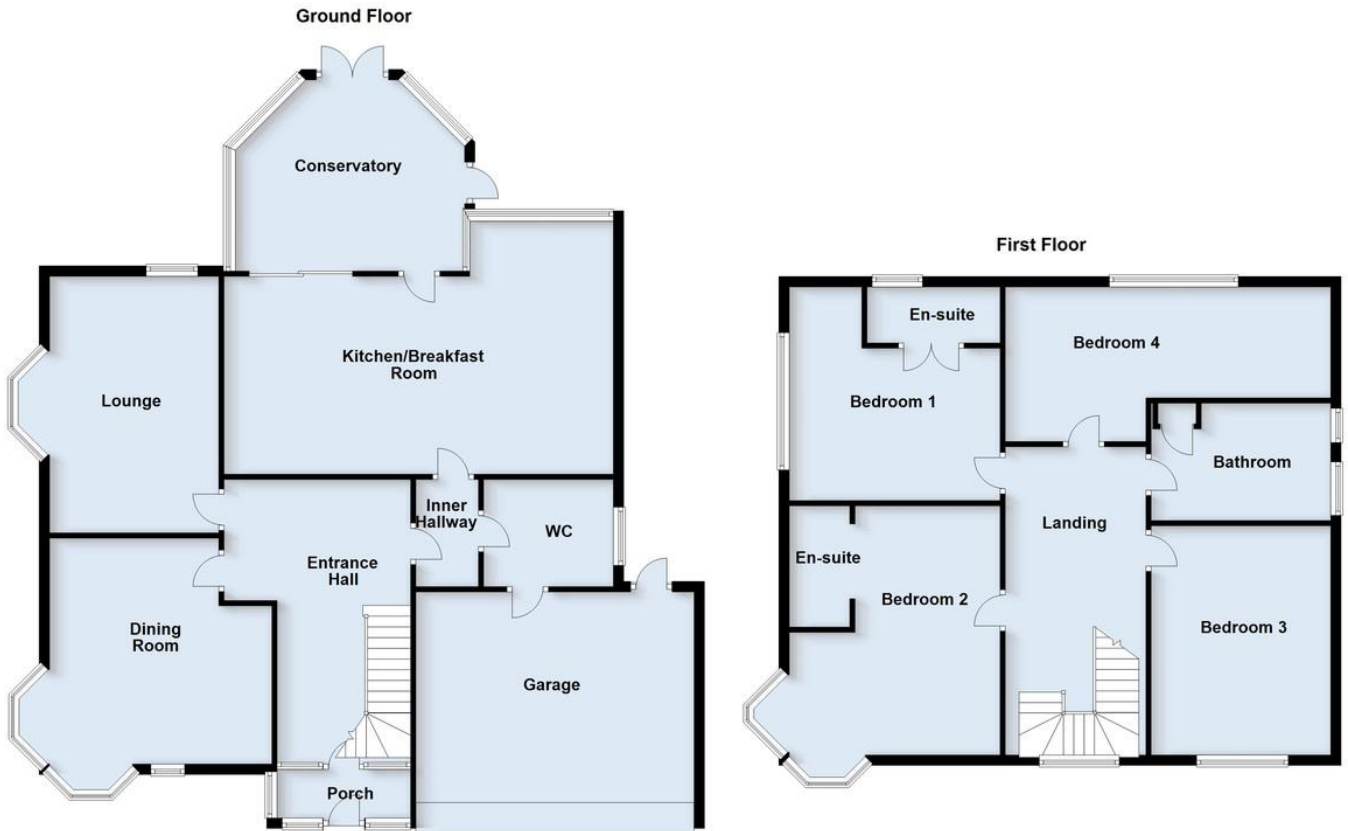


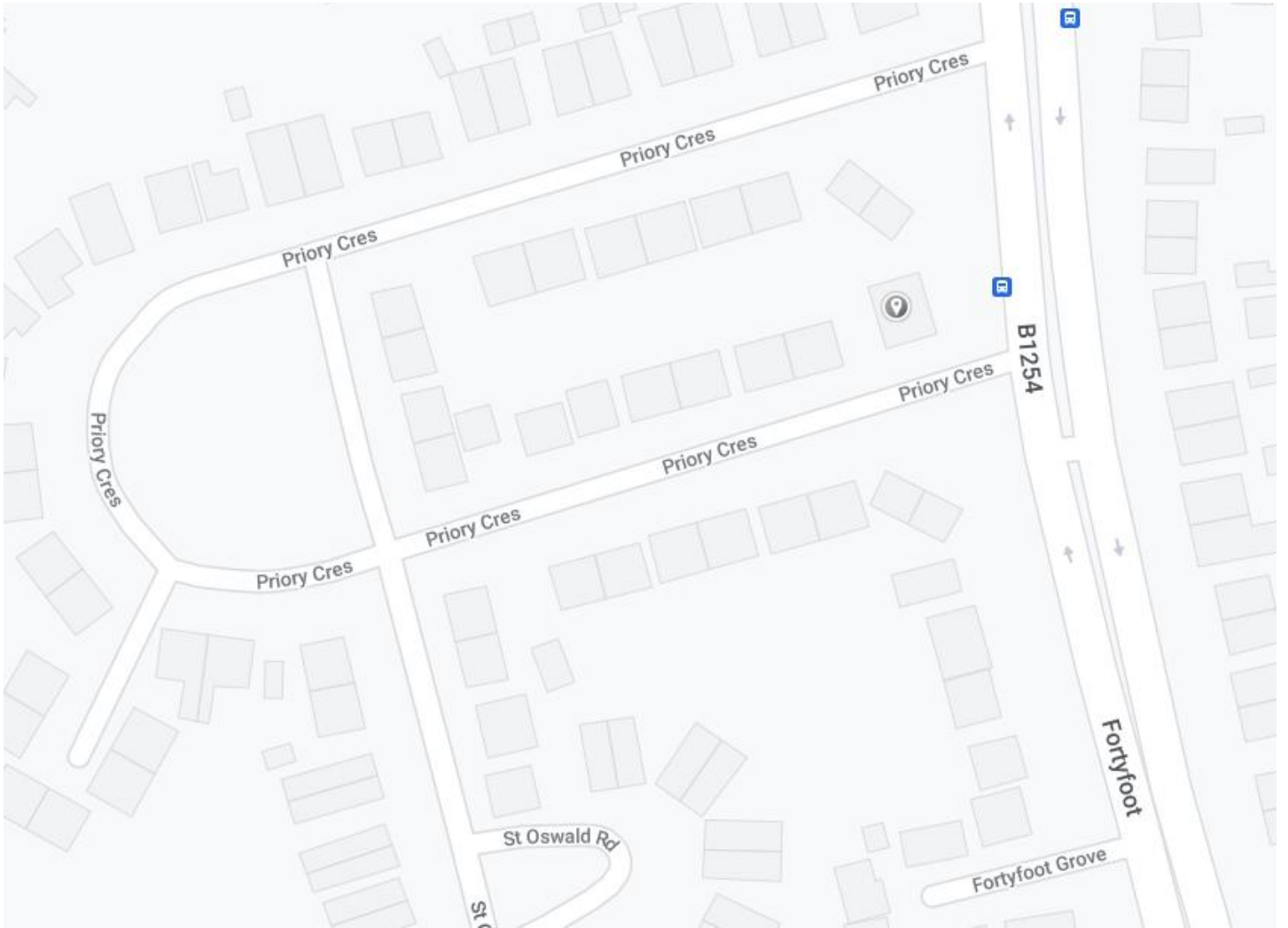
Garden



Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 229 sq m





Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Testimonials

Ulyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulyotts were great to deal with during our recent house purchase. A very professional team.

Bridlington Team



Driffield Team



■ Ulllyotts ■

EST 1891



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