



13 St Johns Avenue  
Bridlington  
YO16 4ND

GUIDE PRICE

£349,950

6 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01262 401401



Dining Room



6



2



3



Off Road  
Parking



Gas Central Heating

### 13 St Johns Avenue, Bridlington, YO16 4ND

A rare opportunity to acquire one of these highly regarded, substantial family houses, located in a well-established part of Bridlington.

This property would be ideally suited to a large family / multi-generational family and is suitable for immediate takeover, offering a six double bed roomed layout, two reception rooms, modern kitchen and bathrooms and an extensive and well-kept walled garden. There is a cellar at the property. The property benefits from gas central heating, uPVC double glazing and parking.

Located in the mid reaches of north eastern end of St Johns Avenue, the property is within immediate walking distance of Bridlington Comprehensive and Quay Primary Schools, local shops, amenities, post office, buses and the 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.



Dining Room Feature Fireplace



Lounge



Entrance Hall



Kitchen

## Accommodation

### ENTRANCE HALL

30' 3" x 6' 6" (9.22m x 1.98m)

With double timber doors into, period tiled flooring, feature coving and cornice, two radiators and timber panelling. Doors to:

### DINING ROOM

20' 5" x 14' 8" (6.22m x 4.47m)

With feature fireplace, multi-fuel burning stove in situ, slate hearth, white surround, bay window to front elevation, TV point and striped timber flooring.

### LOUNGE

20' 4" x 13' 5" (6.2m x 4.09m)

With feature brick fireplace, tiled hearth, white surround, bay to rear elevation overlooking the walled garden, coving, TV point, wall lighting, cornice, coving and ceiling rose.

### INNER LOBBY

4' 5" x 3' 2" (1.35m x 0.97m)

With radiator, tiled flooring and door to cellar.

### LOBBY

5' 8" x 3' 7" (1.73m x 1.09m)

With door to garden, tiled flooring and storage cupboard.

### DINING ROOM / BREAKFAST ROOM

13' 9" x 9' 9" (4.19m x 2.97m)

With bay window to side elevation, laminate flooring, space for fridge freezer in recess, storage cupboard and radiator.

### KITCHEN

11' 1" x 9' 6" (3.38m x 2.9m)

With modern range of wall and base units, drawer unit, space for dishwasher, built-in electric oven, hob and extractor, tiled splash back, vinyl flooring, stainless steel sink and mixer tap, window to side and rear elevations.

### REAR LOBBY

6' 00" x 3' 5" (1.83m x 1.04m)

With door to garden and wc.

### WC

5' 4" x 3' 5" (1.63m x 1.04m)

With vinyl flooring, part tiled walls, wc and wall mounted wash hand basin.

### HALF LANDING TO FIRST FLOOR

With door to.

### SEPARATE WC

4' 1" x 3' 7" (1.24m x 1.09m)

With timber panelling, radiator, low level wc and window to side elevation.



Kitchen



Dining Room / Breakfast Area



Bathroom



Bathroom

**STEPS UP TO BATHROOM**

13' 6" x 9' 5" (4.11m x 2.87m)

With modern white suite comprising, feature free standing oval bath with free standing taps, quadrant shower with thermostatic shower over, glass shower screen, pedestal wash hand basin, laminate flooring, storage shelving to recess, window to rear elevation, timber wall panelling, spotlighting and radiator.

**FIRST FLOOR LANDING**

12' 8" x 7' 8" (3.86m x 2.34m)

This is currently used as a study area, radiator, stairs leading off to the next floor and doors to:

**BEDROOM 1**

17' 8" x 12' 4" (5.38m x 3.76m)

An 'L' shaped room with window to front elevation, radiator and storage cupboards.

**BEDROOM 2**

17' 4" x 11' 4" (5.28m x 3.45m)

With storage cupboard, radiator, TV point and window to rear elevation.

**BEDROOM 2 ENSUITE**

8' 8" x 5' 9" (2.64m x 1.75m)

With double shower cubicle, thermostatic shower over, glass

shower screen, low level wc, pedestal wash hand basin, heated towel rail, timber panelling to walls, tiled splash back, window to side elevation, wall lighting, ceiling spotlighting and coving.

**BEDROOM 3**

11' 9" x 7' 9" (3.58m x 2.36m)

With window to front elevation and radiator.

**HALF LANDING TO SECOND FLOOR**

With door to loft storage where the wall mounted gas central heating boiler is situated.

**SECOND FLOOR LANDING**

With doors to:

**BEDROOM 4**

16' 8" x 11' 6" (5.08m x 3.51m)

With window to front elevation and radiator.

**BEDROOM 5**

13' 2" x 8' 8" (4.01m x 2.64m)

With window to front and side elevations, radiator and eaves storage.

**BEDROOM 6**

14' 11" x 8' 6" (4.55m x 2.59m)

With window to rear elevation and radiator.



Bedroom 1



Bedroom 2



Bedroom 2 - Ensuite



Bedroom 3

## SHOWER ROOM

13' 6" x 4' 7" (4.11m x 1.4m)

With shower cubicle, thermostatic shower over, pedestal wash hand basin, low level wc, heated towel ladder, part tiled walls and laminate flooring.

## OUTSIDE

To the front of the property there is a walled frontage, wrought iron hand gate, side gravelled driveway with parking. Side timber gated access to the rear garden. The rear garden is very private and walled with shrub borders, trees, holly bushes, apple trees, seating areas, large lawn, timber wood store, large timber garden shed with power and light connected and pergola.

The outhouse has been converted into a wash room with plumbing in place for a washing machine and tumble dryer.

## TENURE

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

## SERVICES

All mains services are available at the property.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account

any improvements made since it was carried out.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 257 square metres.

## COUNCIL TAX BAND

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

## 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. 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.

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS.



Bedroom 4



Bedroom 5



Bedroom 6



Stairs



Second Floor Shower Room



Rear Elevation



Rear Garden



Rear Garden

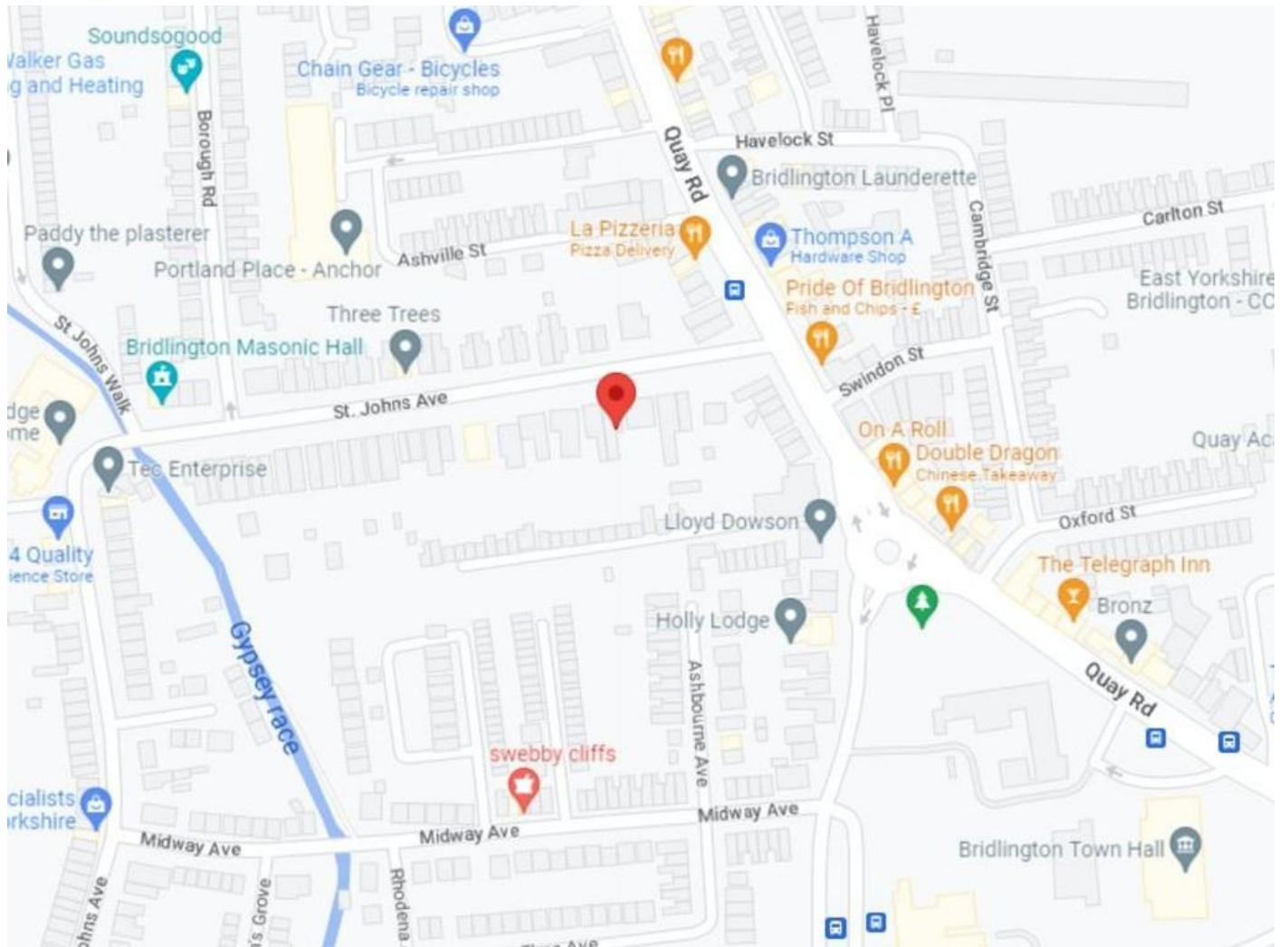


Rear Garden

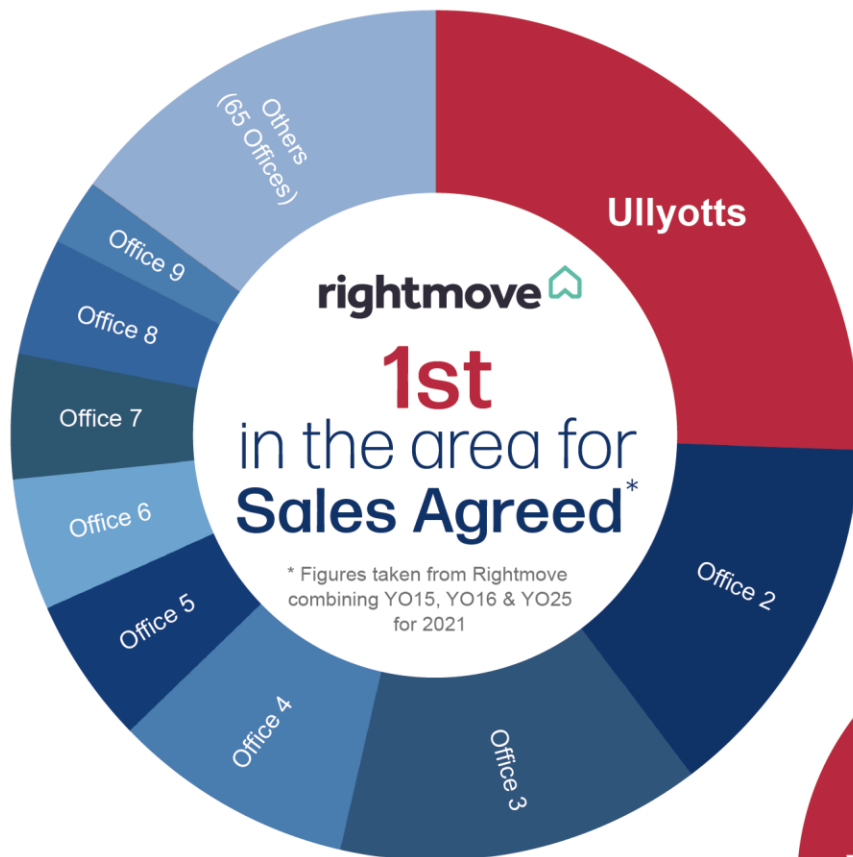
The stated EPC floor area, (which may exclude conservatories),  
is approximately 257 sq m







# 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



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



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

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations