



19 Mayfield Road
Bridlington
YO15 3LE

GUIDE PRICE

£399,950

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Dining and Orangery



4



2



2



Off Street
Parking



Gas Central Heating

19 Mayfield Road, Bridlington, YO15 3LE

A substantial detached house which offers a spacious four bedrooomed layout with loft room which is situated in a great location just off the south side seafront.

Viewing is highly recommended to appreciate the size of the property on offer.

Mayfield Road runs immediately off Bridlington south side sea front, therefore is handily located for the south beach, harbour and Bridlington Spa. Local convenience stores for daily needs are located in West Street and the main town centre is about 0.75 miles away to the northeast.

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.



Orangery



Lounge



Kitchen



Utility

Accommodation

ENTRANCE PORCH

7' 1" x 4' 7" (2.16m x 1.4m)

With timber glazed door into tiled flooring.

ENTRANCE HALL

12' 3" x 8' 7" (3.73m x 2.62m)

With engineered wood flooring, understairs cupboard, radiator, stairs leading off, window to the side elevation and doors to:

CLOAKS / WC

12' 8" x 3' 2" (3.86m x 0.97m)

With WC, vanity wash hand basin, heated towel ladder, splashback, extractor fan, engineered wood flooring and coving.

LOUNGE

17' 6" x 13' 4" (5.33m x 4.06m)

With bay window to the front elevation, TV point, two windows to the side elevation, engineered wood flooring, wood burning stove, granite hearth, timber painted surround, coving, ceiling rose and radiator. Measurements taken into the bay window.

DINING ROOM

17' 11" x 11' 4" (5.46m x 3.45m)

With engineered wood flooring, coving, radiator, opening into the kitchen and orangery.

ORANGERY

9' 3" x 8' 6" (2.82m x 2.59m)

Built from reclaimed timber construction, double glazed units, French doors to the garden and reclaimed timber flooring.

KITCHEN

16' 5" x 7' 7" (5m x 2.31m)

A modern fitted kitchen with a range of wall, base and drawer units, stainless steel sink and mixer tap, silestone worktop, extractor fan, stone flagged flooring, wall mounted gas central heating boiler and extractor fan. There is an Esse gas range cooker and an electric cooker point. Window to the side and rear elevation. Space for cooker, washing machine and dishwasher.

PANTRY / UTILITY ROOM

12' 4" x 6' 8" (3.76m x 2.03m)

With fitted base units, window to the side elevation, stainless steel sink and mixer tap, engineered wood flooring and radiator.



Feature Fireplace



Entrance Hall



Dining Kitchen



Front Door

GALLERIED LANDING

With coving, radiator, cornice and ceiling rose.

BEDROOM 1

19' 98" x 13' 8" (8.28m x 4.17m)

With picture rail, coving, radiator and bay window to the front elevation. Measurements of this room are taken into the bay window.

ENSUITE

6' 4" x 7' 1" (1.93m x 2.16m)

A modern white bathroom suite benefitting from a panelled bath, pedestal wash hand basin, electric shower over, heated towel ladder, two windows to the side elevation, vinyl flooring and ceiling spot lighting.

BEDROOM 2

12' 8" x 10' 7" (3.86m x 3.23m)

With window to the rear elevation, coving and radiator.

BEDROOM 3

13' 5" x 8' 2" (4.09m x 2.49m)

With window to the rear elevation, radiator and coving.

BEDROOM 4

9' 5" x 6' 3" (2.87m x 1.91m)

With window to the front elevation and radiator.

SHOWER ROOM

6' 8" x 4' 3" (2.03m x 1.3m)

A modern white suite comprising of a vanity wash hand basin, shower cubicle with electric shower over, glass shower screen, WC, heated towel ladder, laminate flooring, two windows to the side elevation and wooden panelling to the walls.

HOBBY ROOM

20' 2" x 19' 4" (6.15m x 5.89m)

The hobby room has scope to be used as an office space, dressing area, gym or cinema room. The room benefits from four Velux windows to the rear elevation and one window to the front elevation, eaves storage, radiator, galleried balustrade spindles and loft access.

OUTSIDE

To front of the property there is a gravelled space for off road parking for one vehicle via a dropped kerb, there is a side gated access which leads to the rear elevation. There is on street parking available at the property. To the rear of the property there is a raised decking area with seating areas, planters, climbers and flowers.



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

Outside tap and lighting.

There are additional parking options available at the property which could be explored with the current vendor.

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 185 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.

NO ONWARD CHAIN ON THIS PROPERTY



Bedroom 4



Hobby Room



WC



First Floor Landing



Entrance Hall



Rear Elevation



Front Elevation – Close Up



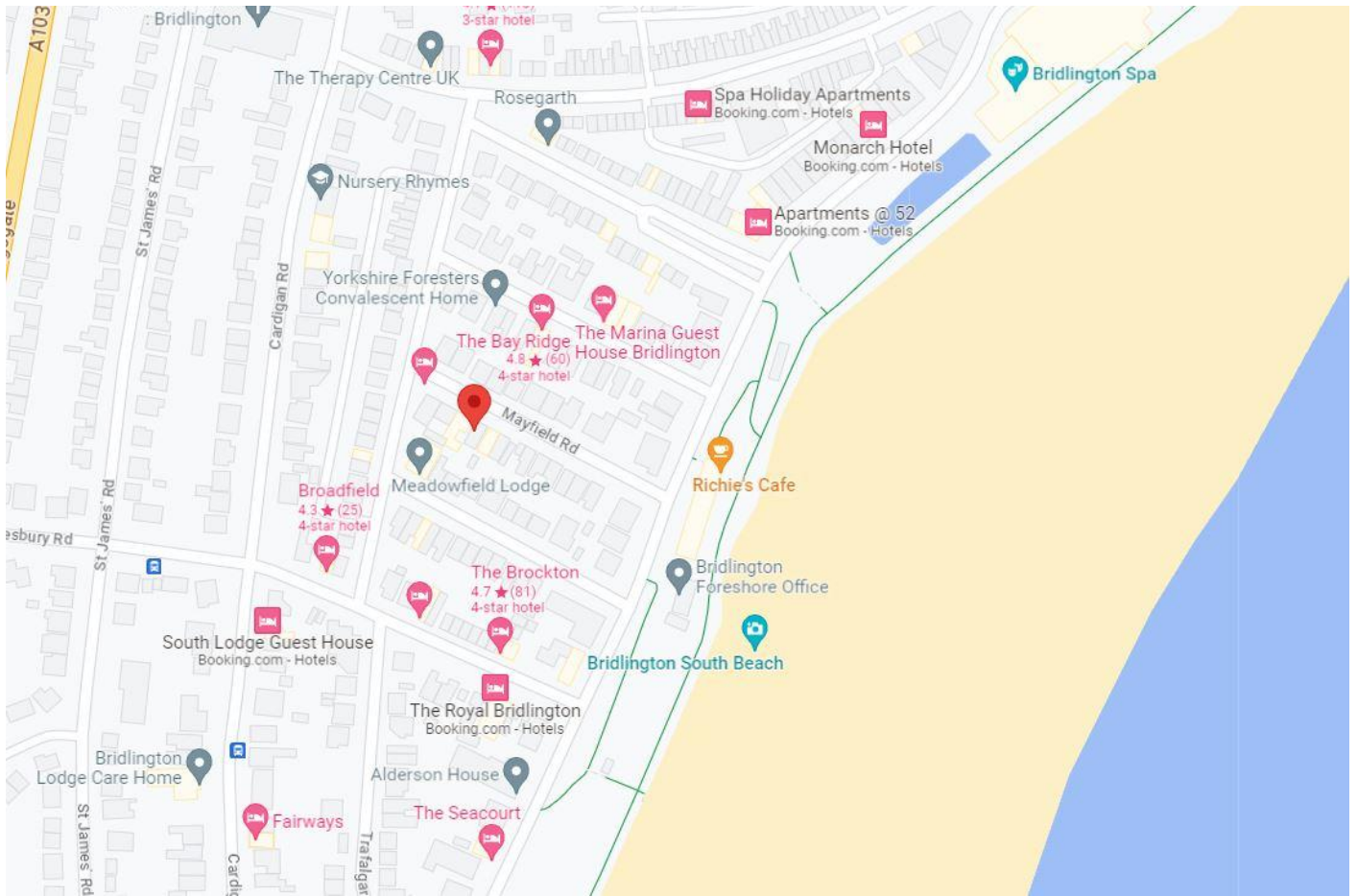
Rear Garden



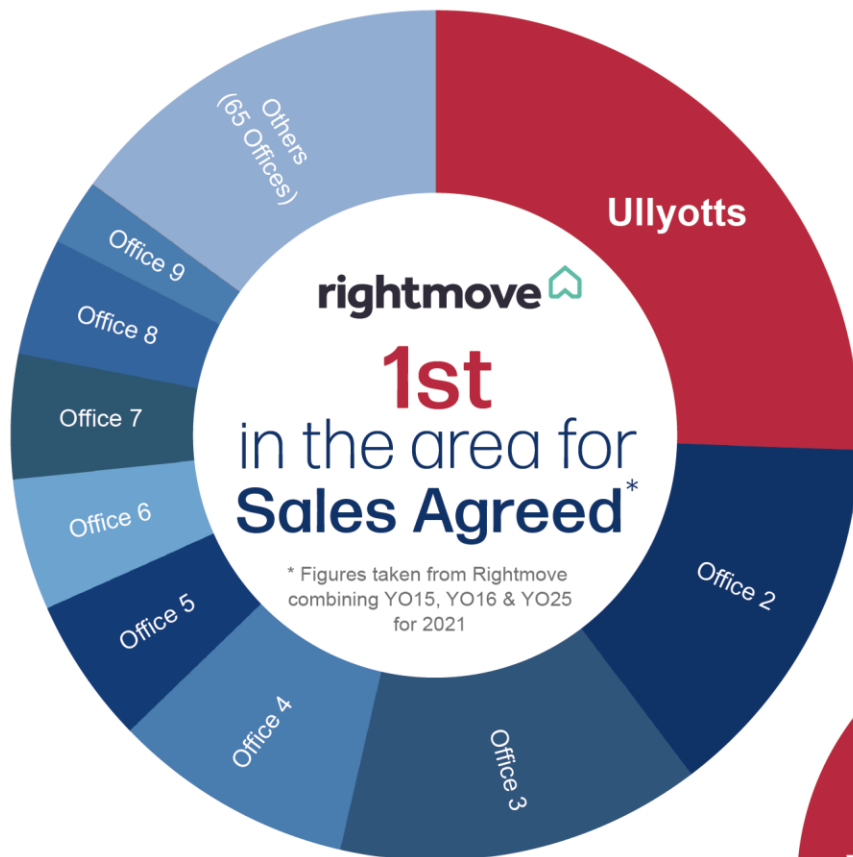
Rear Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 185 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 ■

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