



18 St Cuthbert Road  
Bridlington

YO16 7SR

ASKING PRICE OF

**£159,950**

3 Bedroom Terraced House

■ **Ulllyotts** ■  
EST 1891

01262 401401





Entrance



3



1



1



On Road  
Parking



Gas Central Heating

## 18 St Cuthbert Road, Bridlington, YO16 7SR

A beautifully presented three-bedroom mid-terraced property that has been fully renovated throughout with no expense spared. The property briefly comprises: lounge, kitchen diner, utility, three bedrooms and a shower room. Front and rear gardens and parking is available on street.

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.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.



Lounge



Kitchen



Breakfast room



Utility

## Accommodation

### ENTRANCE HALL

Entrance is via a uPVC door into the hallway with grey wood effect laminate flooring throughout the ground floor, understairs storage, radiator, doors to ground floor rooms and stairs to first floor landing

### LOUNGE

11' 5" x 10' 10" (3.496m x 3.307m)

With window to front elevation, picture rail and radiator.

### KITCHEN/BREAKFAST ROOM

16' 6" x 9' 9" (5.036m x 2.984m)

With a range of shaker wall and base units with work top over, built in Beko electric oven, CDA microwave and Cooke & Lewis electric hob with extractor fan over. Stainless steel sink with drainer and mixer taps over. Space for washing machine and dishwasher. Window to rear elevation overlooking the garden. Breakfast bar offering seating for dining, modern vertical radiator and opening to:

### UTILITY ROOM

8' 10" x 4' 11" (2.707m x 1.518m)

With shaker wall and base units with work top over, space for fridge freezer and dryer. Window to side and uPVC door onto the garden and radiator.

### FIRST FLOOR LANDING

With loft hatch and ladders to boarded out storage space, and doors to upstairs rooms.

### BEDROOM ONE

13' 11" x 11' 3" (4.251m x 3.446m)

With window to front elevation and radiator.

### BEDROOM TWO

10' 4" x 10' 1" (3.163m x 3.085m)

With window to rear elevation, laminate flooring, built in storage cupboard radiator and cupboard to house Gas Central Heating boiler.





Landing



Bedroom 1



Bedroom 2



Bedroom 1

### BEDROOM THREE

8' 11" x 5' 10" (2.741m x 1.798m)

Currently used as a dressing room, with window to front elevation and radiator.

### SHOWER ROOM

6' 3" x 5' 9" (1.926m x 1.769m)

With window to rear elevation, laminate flooring, wet wall surround, WC, vanity wash hand basin, quadrant shower with glass door and double headed thermostatic shower, heated towel ladder and extractor fan.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### OUTSIDE

The property sits back from the road behind a fence with gated access to a paved pathway to the front entrance with pebbled borders and Astro Turf.

To the rear the property is mainly laid to Astro turf and has a fenced boundary offering a private entertainment space. There is also built-in storage space and bin store and has a gate to front access for the bins.

The front and rear gardens are beautifully presented and are low maintenance. On road parking is available.

### TENURE

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

### COUNCIL TAX BAND - RATED A





Bedroom 3



Shower room



Garden

## ENERGY PERFORMANCE CERTIFICATE- RATED D

### SERVICES

All mains services are available at the property.

### 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.

## WHAT'S YOURS WORTH?

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\*by any local agent offering the same level of service.

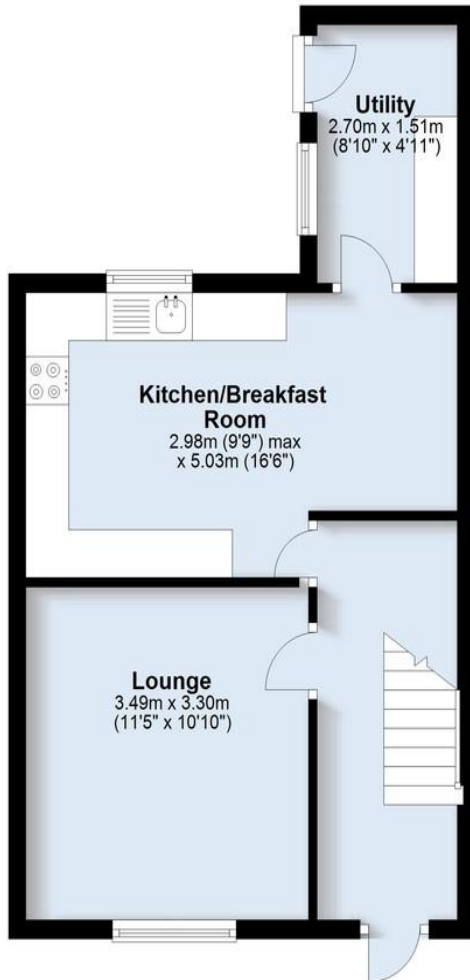
## VIEWING

Strictly by appointment with Ulllyotts.

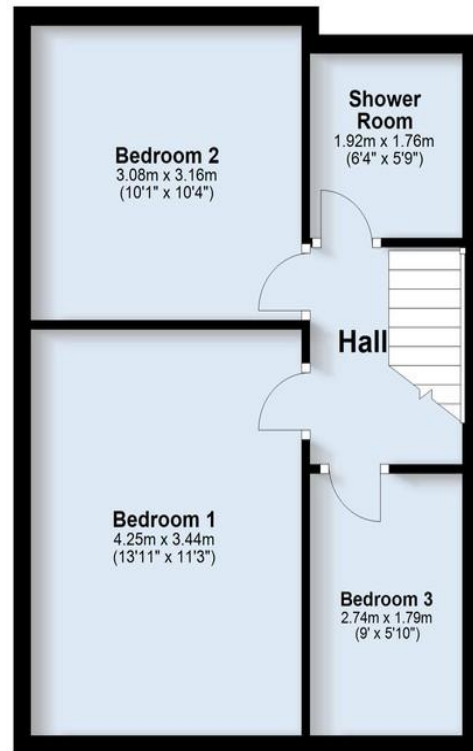
Regulated by RICS

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

### Ground Floor



### First Floor



# Why Choose Ulllyotts?



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EST 1891



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