



111 St Johns Avenue
Bridlington

YO16 4NP

GUIDE PRICE

£155,000

2 Bedroom Semi Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Open Plan Dining room



On Road
Parking



Gas Central Heating

111 St Johns Avenue, Bridlington, YO16 4NP

A charming and quirky two bedroom semi-detached property with two bright and airy reception rooms, kitchen, separate utility and main family bathroom. The real gem of this property lies outside, a long garden bursting with life and colour. Meandering pathways lead you through a lush oasis filled with flowering plants and bushes.

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.

The south side is a short walk away from the stretching golden sands of the bay including a large paddling pool alongside the colourful chalets. A seasonal market runs weekly located opposite Belvedere Golf Course.



Dining room



Lounge



Fireplace



Kitchen

Accommodation

ENTRANCE HALL

The entrance is via a glazed wooden door into a porch area with additional door into the main entrance hall which benefits from a radiator, staircase up to the first floor landing and door to downstairs rooms.

LOUNGE

14' 5" x 10' 4" (4.409m x 3.159m)

A bay window to the front elevation, a gas fire with a feature surround, radiator and opening to:

DINING ROOM

A dining room filled with light that beams through two glazed French doors which gives a real airy feel and add character to the room. There is a radiator, under stairs cupboard and archway to:

KITCHEN

8' 8" x 6' 8" (2.662m x 2.045m)

A step down into a kitchen that is filled with a range of cream wall and base units with work top over which provides a workable surface, a ceramic sink with drainer and mixer tap over, tiled walls acts as a splash back whilst cooking. Space for an oven and under counter fridge and uPVC window overlooking the patio area of the garden and door to garden.

UTILITY ROOM

7' 5" x 5' 9" (2.278m x 1.755m)

A useable space that has been rebuilt under current building regulations that would have previously been an 'out house' has been transformed into a utility space with plumbing for a washing machine and space for dryer or under counter freezer a WC, extractor fan, inset spot lighting and Skylight providing natural light.

FIRST FLOOR LANDING

The first floor landing is on a split level with a door to the bathroom and step up to the main landing which provides access to all upstairs rooms and loft hatch.

BEDROOM 1

13' 10" x 11' 11" (4.232m x 3.636m)

The larger of the two rooms benefits from a window to the front elevation and radiator.

BEDROOM 2

11' 11" x 7' 4" (3.650m x 2.248m)

With a uPVC window to the rear elevation overlooking the long stretch of garden, a storage cupboard which house the ideal gas central heating boiler and radiator.



Landing



Bathroom



Bedroom 1



Bedroom 2

BATHROOM

8' 6" x 6' 0" (2.605m x 1.839m)

A step down into the bathroom which benefits from a panelled bath and a shower offering convenience for the new owner. The shower has sliding doors and has a thermostatic shower and wet panel walls. A wash hand basin and WC and tongue and groove panelled walls. Inset spotlighting and uPVC window.

OUTSIDE

Nestled at the rear of the property lies a charming paved seating area, enveloped in tranquility and offering a serene retreat for relaxation or alfresco dining. This secluded spot is bordered by a pathway that runs along the side of the property, leading towards the front with gated access, ensuring both security and privacy.

Through the middle of mature garden is a pathway flanked by verdant foliage and vibrant blossoms. Colorful shrubs and plants. At the heart of this botanical oasis lies a small pond.

As you venture further a spacious concrete hard standing nestled at the very end of the garden offers a versatile space, whether it be the perfect location for a garden shed providing storage for tools and gardening essentials, or an additional seating area.

To the front of the property the property sits back off the road behind a shallow wall and access to the front door is via a gate.

DOUBLE GLAZING

The property is partially double glazed, the rooms to the rear of the property have had the windows replaced to uPVC.

CENTRAL HEATING

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

TENURE

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

COUNCIL TAX BAND

Rated C.

ENERGY PERFORMANCE CERTIFICATE

Rated E - this rating does not take into account the works the current owners have had carried out.

SERVICES

All mains services are available at the property.



Outside space



Front Elevation



Garden



Outside Space

NOTE

Heating systems and other services have not been checked by us.

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.

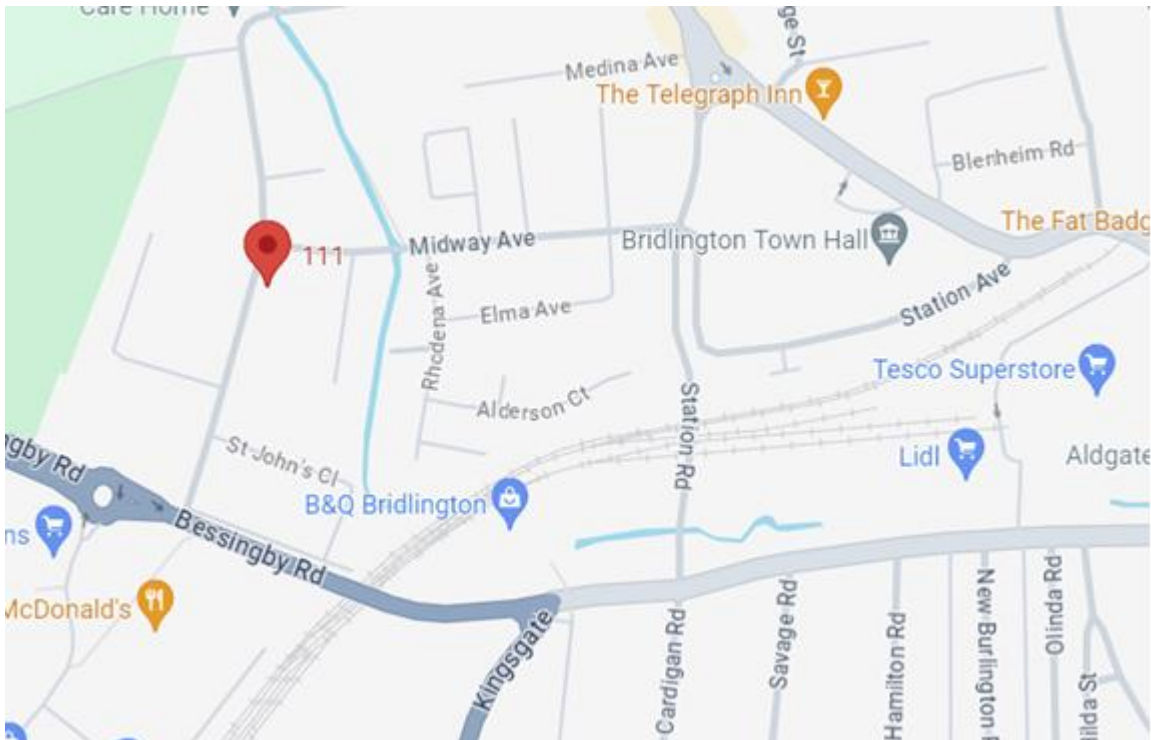
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 107 sqm



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