



3 Second Avenue
Bridlington

YO15 2LL

OFFERS OVER

£300,000

4 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



4



3



1



Garage, Off
Road Parking



Gas Central Heating

3 Second Avenue, Bridlington, YO15 2LL

A Tudor style semi-detached house sits within walking distance of the North Beach, offering five bedrooms, two reception rooms, a dining kitchen with beautiful views of the garden and a garage which is accessed from Eighth Avenue.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm.

The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure

centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.

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



Entrance Hall



Lounge



Dining room



Kitchen

Accommodation

ENTRANCE HALL

The entrance to the property is via a stained glass wooden door in to the hallway with picture rail, stairs to first floor landing and doors to:

LOUNGE

15' 10" x 13' 7" (4.828m x 4.157m)

A light and airy lounge with bay window to the front elevation, an open fire with feature brick surround, built in shelving and storage cupboards, coving and radiator.

DINING ROOM

15' 8" x 11' 10" (4.785m x 3.625m)

With a bay window to the front elevation, coving, radiator and door to:

KITCHEN/DINER

18' 3" x 12' 7" (5.588m x 3.855m)

With a range of shaker style wall and base units with wood effect work top over, built in fridge, electric over and microwave, gas hob with built in extractor fan over, space for washing machine. A 1 1/2 bowl stainless steel sink with drainer and mixer tap over positioned with a

view of the rear garden. The kitchen benefits from inset spotlighting, wood effect vinyl flooring, storage cupboard and sliding uPVC doors onto the garden.

LOBBY

From the kitchen there is a small lobby area with doors to:

WC

A downstairs cloakroom with WC, wash hand basin with tiled splashback and overhead storage.

DOWNSTAIRS BEDROOM

11' 7" x 10' 4" (3.546m x 3.172m)

A downstairs bedroom which could be suited to an elderly relative or teen requiring their own space that benefits from wardrobe storage, skylight, sliding uPVC doors onto the garden and a shower cubicle with sliding screen, tiled surround and electric shower.

FIRST FLOOR LANDING

A spacious landing with scope to be used as a home office of seating area. With stained glass window to the side elevation and original doors to all rooms.



Kitchen / Diner



WC



Downstairs Bedroom



Downstairs Bedroom Shower

BEDROOM 1

13' 0" x 11' 11" (3.984m x 3.634m)

A light and airy bedroom with bay window to the front elevation, built in wardrobe storage and radiator.

BEDROOM 2

12' 10" x 12' 0" (3.937m x 3.667m)

With window to front and side elevation, built in wardrobe storage, built in bookcase and radiator.

BEDROOM 3

12' 7" x 10' 0" (3.853m x 3.069m)

With window to the rear elevation, built in wardrobe storage and shelving and radiator.

BEDROOM 4

7' 2" x 5' 10" (2.188m x 1.803m)

With a window to the front elevation and radiator.

BATHROOM

With a panelled bath, wash hand basin, radiator, heated towel warmer, stained glass uPVC window to the rear elevation, partially tiled walls and archway to WC and quadrant shower with wet wall surround and electric shower.

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 Upvc double glazing throughout.

OUTSIDE

A south east facing front garden offers a perfect sitting area for a morning coffee, the property sits behind a shallow wall with gated access to the pathway to the front door with colourful plants and shrubs creating either side.

To the rear is a garden that is mainly laid to lawn but also benefits from colourful shrubs and plants, there is a patio area that would be perfect for a seating area and pathway to the personal door to access the garage.

GARAGE

The garage is accessed via Eighth Avenue.

TENURE

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



Landing



Bedroom 1



Bedroom 2



Bedroom 3

COUNCIL TAX BAND - RATED D

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?

As local specialists with over 100 years' experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

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

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Bedroom 4



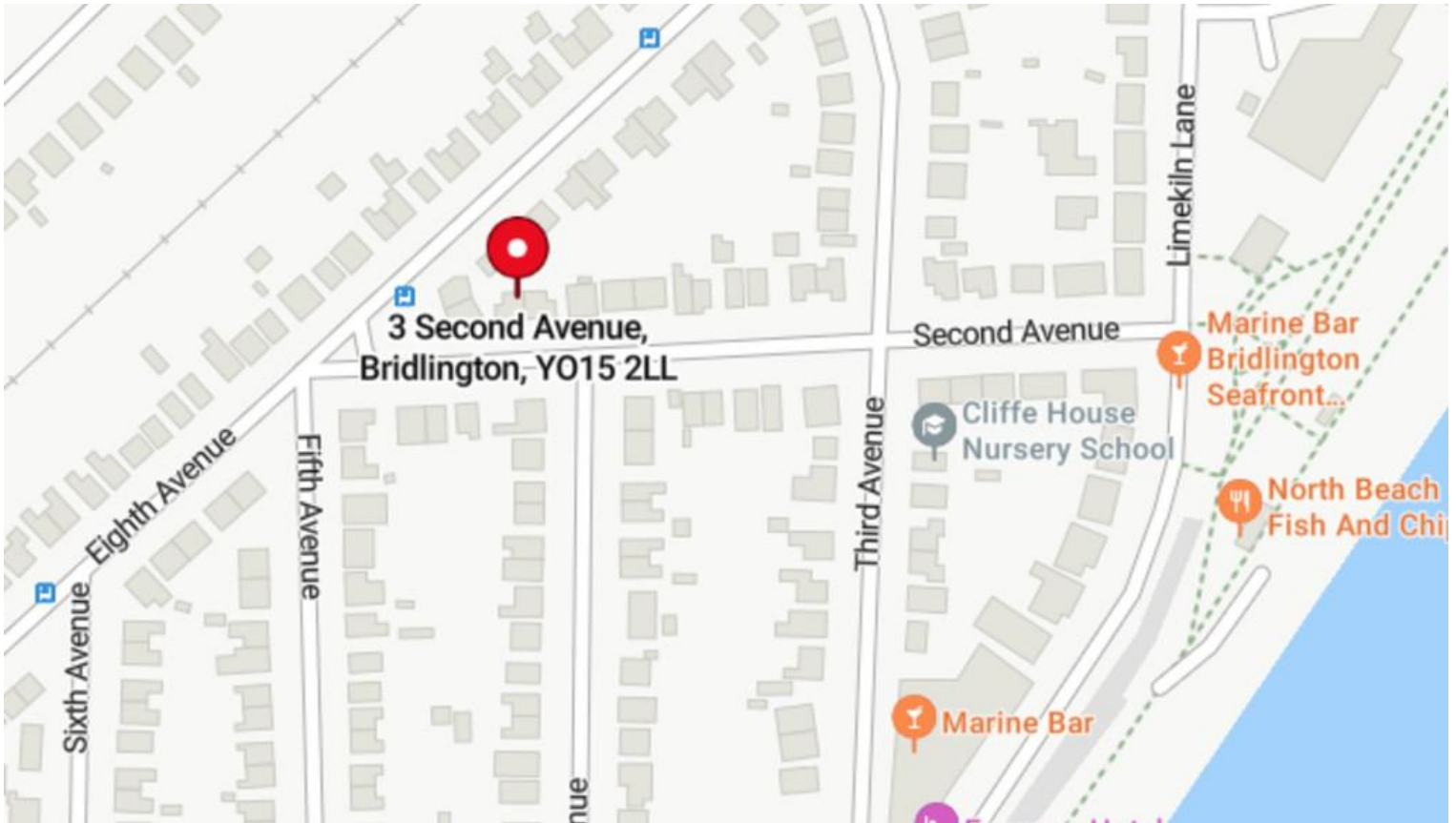
Bathroom



Front Garden



Front Elevation Close Up





Garden



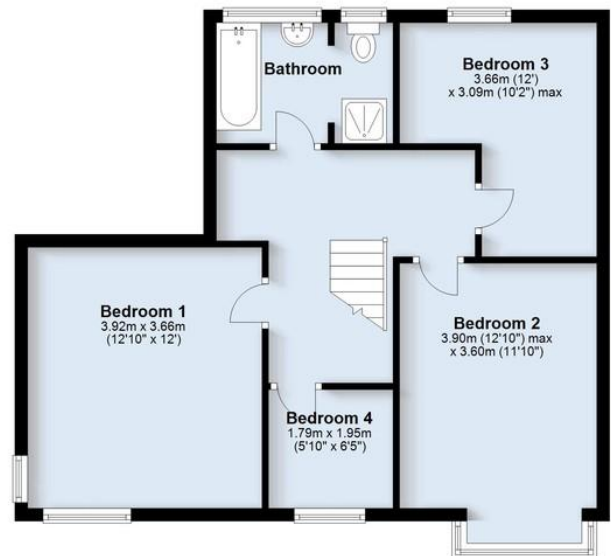
Street View

The stated EPC floor area, (which may exclude conservatories),
is approximately 142 sq m

Ground Floor

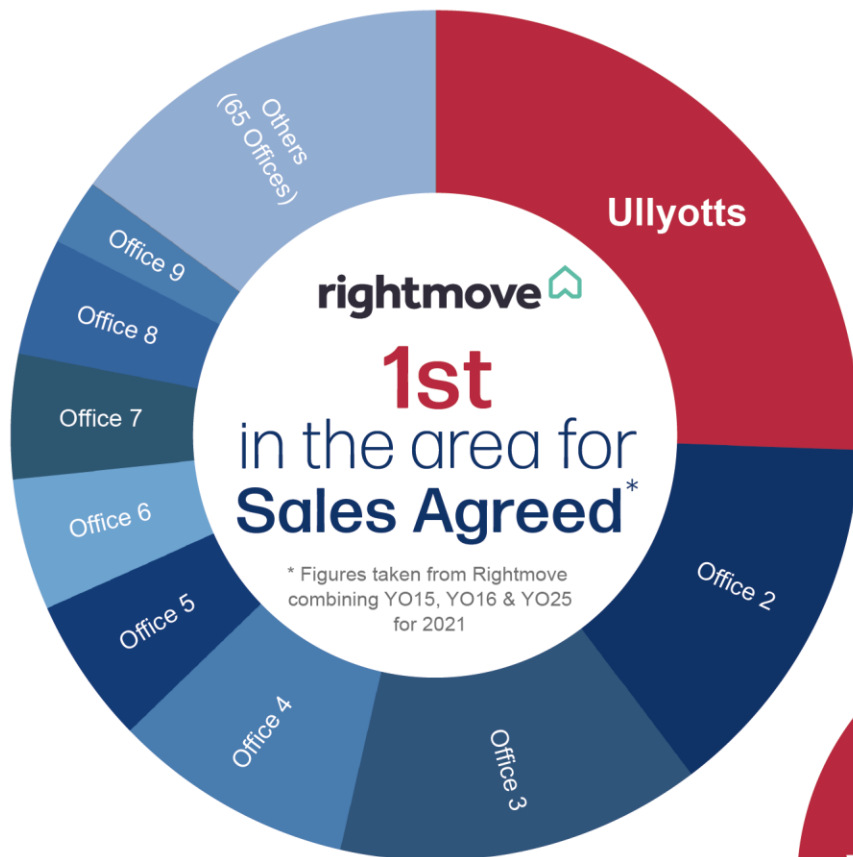


First Floor





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. ”

■ Ulyotts ■

EST 1891



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