



76 Fortyfoot
Bridlington
YO16 7SG

ASKING PRICE OF

£320,000

4 Bedroom Semi Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Rear elevation



Garage, Off
Road Parking



Gas Central Heating

76 Fortyfoot, Bridlington, YO16 7SG

This extended four-bedroom semi-detached house has undergone extensive renovation works, blending traditional charm with modern decor. The property benefits from four bedrooms including a master suite with ensuite, three reception rooms, kitchen with pantry, utility room, private garden, off street parking and garage.

The property has had the roof replaced, a new boiler, oak doors throughout, brand new kitchen, bathroom, ensuite and utility room and would be perfectly suited to a growing family.

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.



Hall



w/c



Lounge



Sitting room

Accommodation

PORCH

With uPVC French doors into the porch with tiled flooring and stained glass door into:

ENTRANCE HALL

16' 0" x 7' 3" (4.886m x 2.233m)

With circular stained glass window to the side elevation, feature picture rail, understairs storage cupboard, stairs up to the first floor landing and doors to:

WC

With partially tiled walls, a corner vanity wash hand basin, WC, extractor fan and door to a storage cupboard which houses the Gas Central Heating boiler and water tank.

LOUNGE

16' 9" x 13' 5" (5.107m x 4.095m)

With a large bay window to the front elevation allowing an abundance of natural light to pour in, picture rail, coving and feature fire place. This room could also double as an additional bedroom making five bedrooms in total.

SITTING ROOM

13' 5" x 12' 2" (4.106m x 3.722m)

A multi fuel burner is the focal point of this room and benefits

from a modern brick surround, stone hearth and feature beam, picture rail, coving and radiator and opening to:

DINING ROOM

13' 4" x 9' 8" (4.070m x 2.963m)

The modern dining room is a stylish and inviting space, carefully designed to maximize natural light and create a warm ambiance. The layout is open and airy, with seamless transitions between indoor and outdoor living areas. The lantern skylight and French doors floor the room with sunlight and allow views of the garden whilst dining. The room also benefits from wood effect vinyl flooring, inset spotlights which adds to the modern feel of the room, radiator and opening to:

KITCHEN

17' 9" x 9' 0" (5.435m x 2.754m)

The kitchen boasts an abundance of Shaker wall and base units with an oak worktop over offering ample space for organizing and housing cookware and dishware. Glass-fronted cabinets allow for stylish display of glassware keeping the kitchen neat, organized, and clutter-free. A stainless-steel sink and drainer are in situ with mixer tap over. Vinyl flooring that compliments the colours of the kitchen units and the tiled splash back. Space for fridge freezer and Range cooker. Extractor fan in situ with spotlighting, feature radiator, windows to side elevation, door to pantry offering even further storage space and glazed door to:



Feature fireplace



Dining Room



Kitchen



Kitchen

UTILITY ROOM

8' 11" x 4' 7" (2.721m x 1.398m)

With wall and base units, work top over, vinyl flooring, stainless steel sink with mixer tap over, plumbing for washing machine and dishwasher, tiled splashback, windows to rear and uPVC door to the side driveway which is secured by a gate and another uPVC door onto the garden.

FIRST FLOOR LANDING

With window to side elevation, doors to upstairs rooms and stairs up to second floor landing.

BEDROOM 2

16' 10" x 12' 3" (5.138m x 3.753m)

A light and airy bedroom with window to the front elevation, picture and radiator.

BEDROOM 3

17' 2" x 11' 3" (5.251m x 3.431m)

With a bay window to the rear elevation, picture rail, coving, built in fitted wardrobes and drawers storage and radiator.

BEDROOM 4

8' 5" x 7' 11" (2.585m x 2.428m)

With window to front elevation, picture rail, coving and radiator.

FAMILY BATHROOM

10' 5" x 8' 2" (3.181m x 2.492m)

A beautifully presented bathroom that benefits from a double shower with sliding door and tiled surround, double head thermostatic shower, bath with tiled splashback, wash hand basin and WC. Window to rear and side elevation, vinyl flooring, vintage style radiator and towel warmer and tongue and groove panelling.

SECOND FLOOR

With window to side elevation and door to master suite.

MASTER SUITE

19' 5" x 14' 9" (5.938m x 4.518m)

The largest bedroom out of the four, the master suite with partial sea view from the windows to the rear elevation and views of the Priory Church from the Velux windows to the front elevation, this room offers a harmonious blend of comfort, and serenity-a sanctuary where one can escape the hustle and bustle of daily life. With inset spotlighting, two radiators and a door to:



Utility



Landing



Bedroom 2



Bedroom 3

ENSUITE

10' 1" x 5' 6" (3.084m x 1.695m)

A double shower with sliding door, thermostatic shower over and tiled surround, vanity wash hand basin and WC. Wall and base units for extra storage. Tile effect vinyl and partially tiled wall, inset spot lighting, frosted window to rear elevation and extractor fan.

SUMMER HOUSE

A lovely addition to the serene garden space with double doors and seating for an outside seating area in the summer sun.

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.

GARAGE

With power and light connected.

OUTSIDE

To the front, the property sits behind a shallow wall with gated entry to a hard standing and gravelled driveway offering parking for multiple vehicles whilst also having a lawned area to sit in during the summer months. Gated access to the side of

the property and garage.

To the rear is a beautiful private garden which is mainly laid to lawn with colourful shrubs acting as a border, a summer house, wooden seating areas and garden shed also makes up the garden and additional seating and storage areas.

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 C

SERVICES

All mains services are available at the property.



Bedroom 4



Bathroom



Bathroom



Master Suite



Ensuite



Garden

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?

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

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

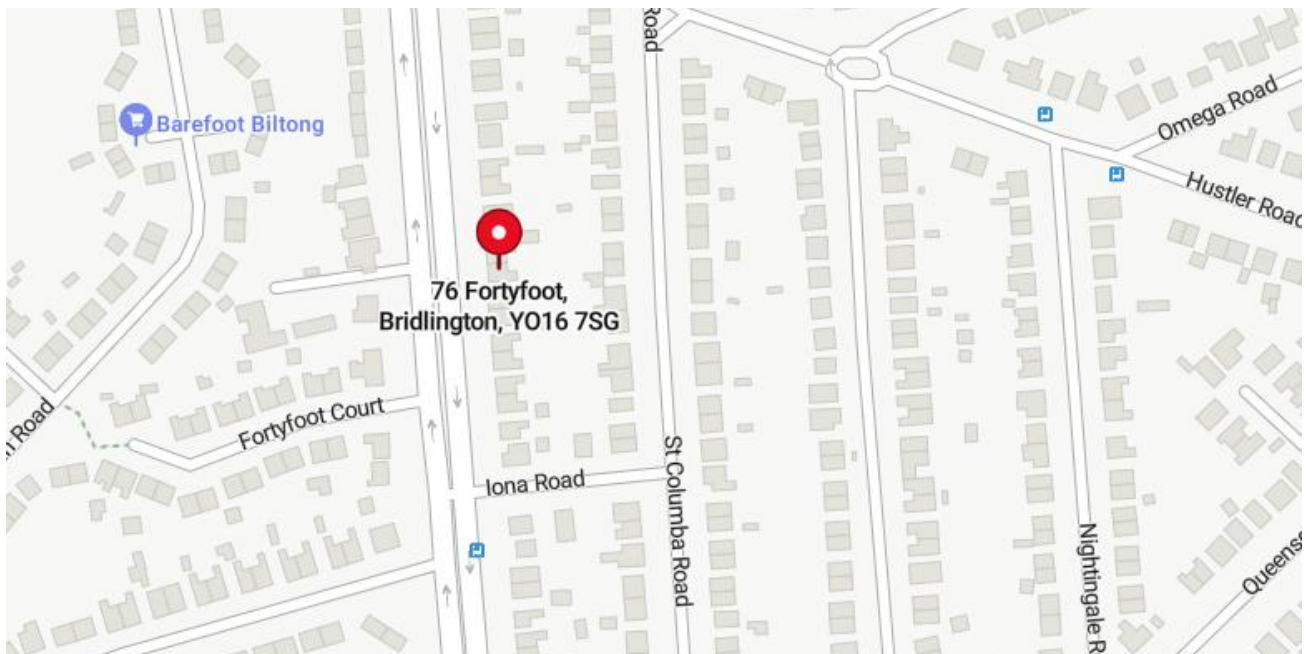
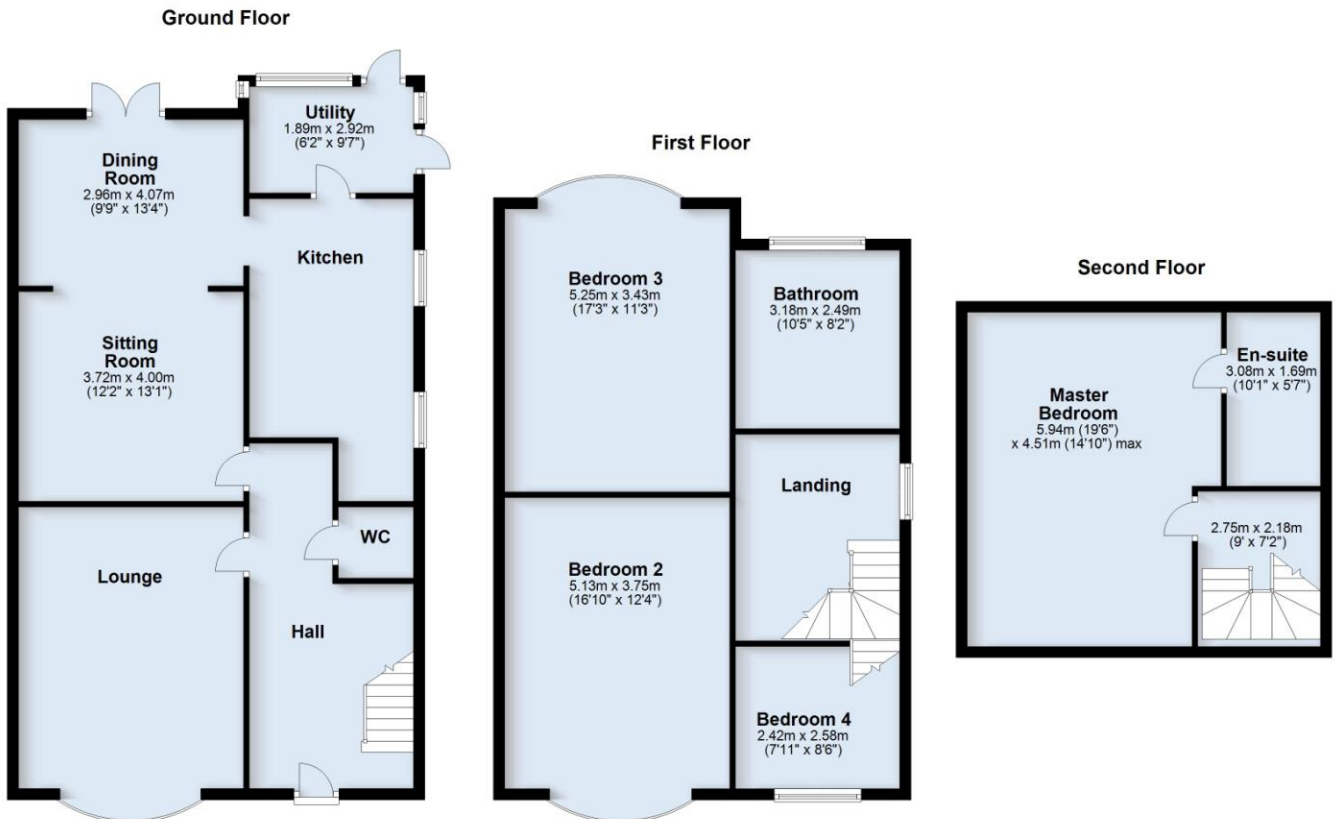


Kitchen



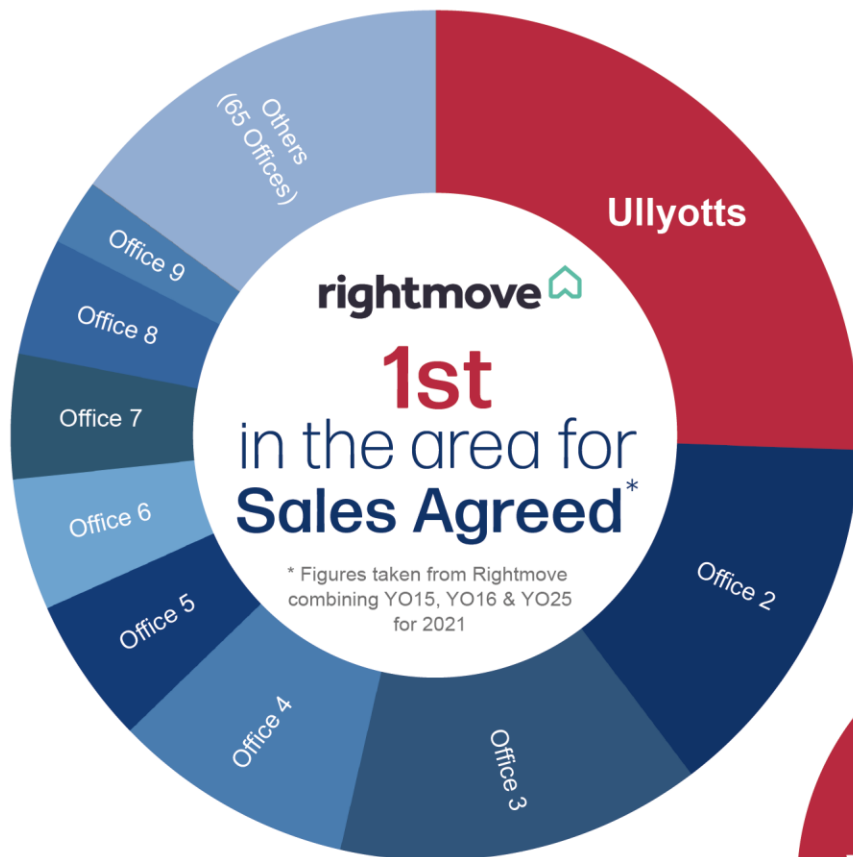
Kitchen

The stated EPC floor area, (which may exclude conservatories),
is approximately 176 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

“ Ulllyotts 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. Ulllyotts 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 Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

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