



15 Marshall Avenue
Bridlington
YO15 2DT

ASKING PRICE OF

£220,000

8 Bedroom Semi Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Entrance Hall



8



3



2



On Road
Parking



Gas Central Heating

15 Marshall Avenue, Bridlington, YO15 2DT

Just a stone's throw away from Bridlington's town centre, this property is a fabulous opportunity to purchase a good-sized family home. The main residence briefly comprises: lounge, sitting room, dining room, kitchen, six double bedrooms, two single bedrooms and two-family bathrooms set over three wonderful floors.

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 cafés 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 Driffield, Beverley, and Hull to 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



Sitting Room



Dining room



WC

Accommodation

PORCH

Entrance via a wooden front door into the porch with tiled flooring and glazed wood door into :

ENTRANCE HALL

With doors to all downstairs rooms, laminate flooring and stairs to first floor landing.

LOUNGE

12' 8" x 12' 2" (3.87m x 3.71m)

Bay window to the front elevation, laminate flooring, electric fire with feature marble surround, coving and radiator.

SITTING ROOM

11' 1" x 12' 8" (3.38m x 3.87m)

upvc window to rear yard, fire door, laminate flooring, chimney breast recess, high skirting, coving

DINING ROOM

11' 10" x 12' 10" (3.61m x 3.92m)

Window to the side elevation, laminate flooring, radiator and doors to downstairs WC and kitchen.

WC

With window to side elevation, WC with built in wash hand basin, laminate flooring and radiator.

KITCHEN

12' 1" x 10' 4" (3.70m x 3.15m)

With a range of white wall and base units with contrasting black work top over, built in double oven, gas hob with extractor fan over, space and plumbing for washing machine and dishwasher, stainless steel sink with drainer and mixer tap over. Laminate flooring, ceiling lantern which provides natural light and door to:

UTILITY ROOM

With worksurface and space for undercounter appliances, wall mounted Ideal combination boiler, ceiling lantern providing natural light and uPVC door to the rear yard.

FIRST FLOOR LANDING

With doors to all first-floor rooms and staircase up to second floor.

BEDROOM

12' 0" x 11' 8" (3.66m x 3.57m)

With uPVC door on to roof terrace.



Kitchen



stairs



wc



Bathroom

BATHROOM

4' 10" x 8' 7" (1.49m x 2.63m)

With window to side elevation, large shower tray with electric shower, glass screen and wet wall surround, vanity wash hand basic and WC, heated towel ladder and tile effect vinyl flooring.

WC

With window to side elevation, WC with built in wash hand basin and tiled effect vinyl flooring.

SECOND FLOOR LANDING

With doors to all rooms.

BEDROOM

12' 10" x 11' 1" (3.92m x 3.40m)

With window, coving and radiator.

BEDROOM

10' 1" x 12' 8" (3.09m x 3.88m)

With bay window to the front elevation, coving and radiator.

BEDROOM

12' 7" x 7' 1" (3.85m x 2.18m)

With uPVC window to the front elevation, coving and radiator.

THIRD FLOOR LANDING

BEDROOM

12' 0" x 10' 5" (3.67m x 3.20m)

With window to the side elevation, coving and radiator.

BATHROOM

8' 5" x 5' 9" (2.57m x 1.77m)

With window, large shower tray with electric shower, glass screen and wet wall surround, vanity wash hand basic and WC, heated towel ladder and tile effect vinyl flooring.

STAIRS AND LANDING

BEDROOM

11' 10" x 11' 2" (3.63m x 3.41m)

With Velux window to rear elevation, coving and radiator.

BEDROOM

12' 4" x 11' 4" (3.76m x 3.47m)

With window to the front elevation, coving and radiator.

BEDROOM

12' 5" x 5' 10" (3.79m x 1.79m)

With Velux window and radiator.



Bedroom



Bedroom



Bedroom



Bedroom

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, apart from the top bedroom that has a wooden Velux.

OUTSIDE

To the front, the property sits back from the pavement behind a low metal fence with a gravelled area currently used for seating and paved pathway to the front entrance. Parking is on street with a residents permit scheme available from the local authorities upon completion.

To the rear of the property is a small yard which is currently used as storage space.

TENURE

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

COUNCIL TAX BAND - 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?

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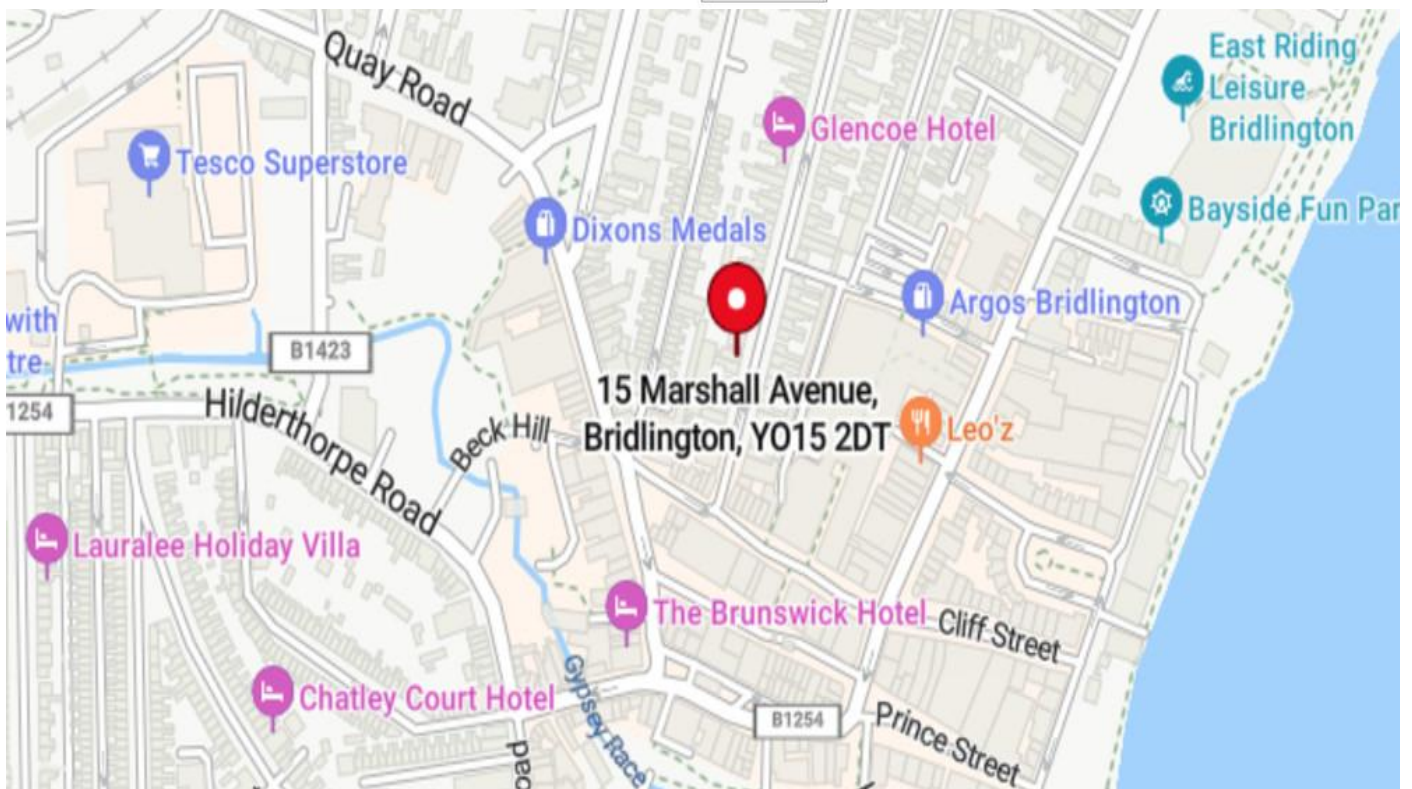
*by any local agent offering the same level of service.

VIEWING

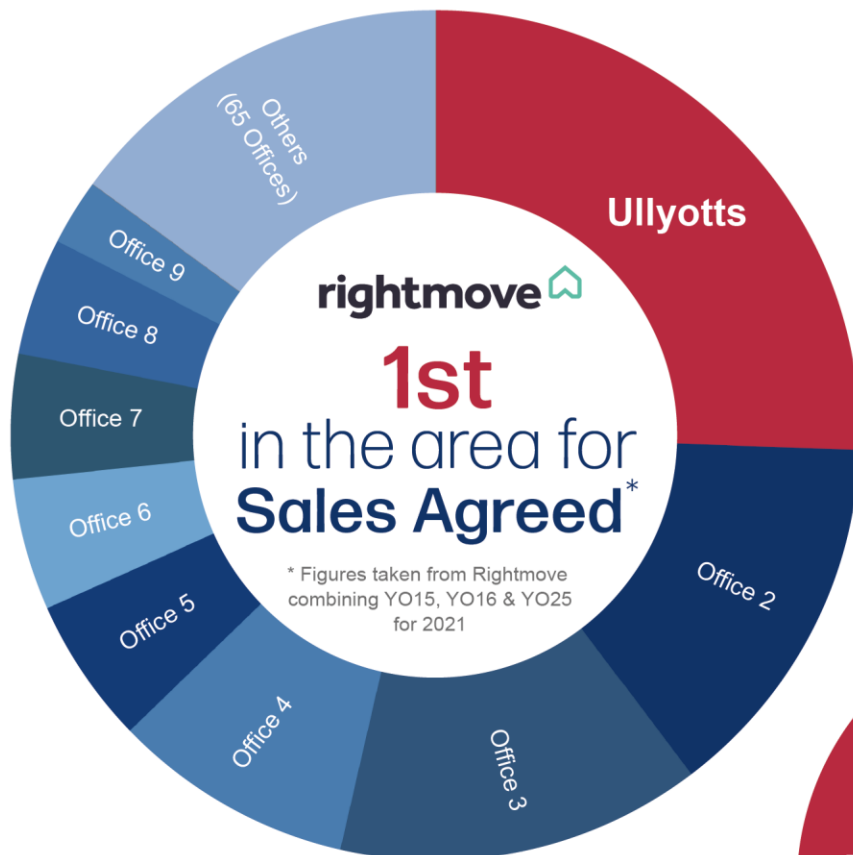
Strictly by appointment with Ulyyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 189 sq m



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