



12 Roundhay Road  
Bridlington

YO15 3JY

ASKING PRICE OF

**£175,000**

6 Bedroom Mid Terraced House

■ **Ulllyotts** ■  
EST 1891

01262 401401



Lounge



6



3



2



Off Road  
Parking



Gas Central Heating

## 12 Roundhay Road, Bridlington, YO15 3JY

A six-bedroom mid terraced property with fabulous views down Summerfield Road of Bridlington's South Bay. The property has well-proportioned room sizes and is now need of some general upgrading. The Tudor style property benefits from three reception rooms, kitchen, downstairs shower room, six bedrooms and main family bathroom and off road parking to the front and rear.

Situated within a stone's throw of Bridlington's south beach the property stands within a row of properties on Roundhay Road but is at the head of Summerfield Road which provides sea views.

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 Driffeld, Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas.



Entrance Hall



Kitchen



Kitchen



Sitting Room

## Accommodation

### ENTRANCE

Entrance is via a glazed and wooden door into porch with wood panelling and door into main entrance hall.

### ENTRANCE HALL

With doors to all downstairs rooms, staircase to first floor landing and understairs storage.

### LOUNGE

15' 0" x 12' 6" (4.577m x 3.822m)

With bay window to front elevation, feature coving, picture rail, electric fire with feature surround and marble hearth.

### DINING ROOM

11' 6" x 10' 6" (3.527m x 3.203m)

With window to rear elevation, feature coving and picture rail, feature fireplace and mantle piece with inset mirror and marble hearth.

### BREAKFAST ROOM

11' 5" x 9' 9" (3.505m x 2.980m)

With window to the side elevation overlooking the rear yard, tiled flooring, storage cupboard and opening to:

### KITCHEN

10' 6" x 4' 10" (3.203m x 1.485m)

With a range of wall and base units with work top over, tiled splash, stainless steel sink and drainer, window to side elevation overlooking the rear yard, space for free standing oven and extractor fan over, tiled flooring and door to:

### SHOWER ROOM

10' 3" x 4' 6" (3.134m x 1.388m)

With tiled walls and flooring, WC, quadrant shower with electric shower and sliding doors, wall mounted water heater, extractor fan and door to:

### OUTSIDE STORAGE

Made from timber construction currently used for tool storage and door to car port and rear yard.

### FIRST FLOOR HALF LANDING

With doors to rooms and two steps up to full landing.

### BEDROOM 3

9' 10" x 7' 10" (3.002m x 2.389m)

With window to rear elevation and picture rail.



Dining room



Bedroom 3



Bathroom



WC

**BATHROOM**

6' 8" x 5' 1" (2.038m x 1.562m)

With single glazed window to the side elevation, panelled bath, wash hand basin and vinyl flooring.

**WC**

With single glazed window to side elevation, tiled flooring and WC.

**FULL FIRST FLOOR LANDING**

With doors to rooms and staircase to second floor.

**BEDROOM 2**

11' 6" x 10' 5" (3.528m x 3.181m)

With single glazed window to rear elevation, storage cupboard, built in drawers, wash hand basin and picture rail.

**LOBBY**

With door to bedroom one, kitchenette potential en-suite or dressing room and storage cupboard.

**BEDROOM 1**

14' 11" x 11' 5" (4.564m x 3.505m)

With bay window to front elevation with sea views, electric fire with tiled surround and hearth, feature coving and picture rail.

**KITCHENETTE**

8' 5" x 4' 9" (2.584m x 1.472m)

With window to front elevation. This room has previously been used as a kitchenette but has the potential to be a dress room or ensuite to bedroom one.

**SECOND FLOOR HALF LANDING**

With storage cupboard and doors to:

**BEDROOM 4**

13' 1" x 9' 10" (3.992m x 3.008m)

With window to rear elevation, picture rail and wardrobe storage.

**SECOND FLOOR FULL LANDING**

With skylight, storage cupboard, loft hatch and doors to:

**BEDROOM 5**

11' 3" x 10' 4" (3.448m x 3.166m)

With Velux window and picture rail.

**BEDROOM 6**

15' 5" x 11' 9" (4.705m x 3.603m)

With window to the front elevation with fabulous sea views, picture rail and feature fire place.



Photo 19-04-2024, 10 34 31



Bedroom 1



Kitchen Area



Bedroom 6

## OUTSIDE

To the front of the property is a gravelled parking area and paved pathway to the front entrance.

To the rear of the property is a yard and car port which offers additional parking.

## DOUBLE GLAZING

The property benefits from some Upvc double glazing.

## CENTRAL HEATING

None at present in the property, Gas is supplied to the property.

## TENURE

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

## COUNCIL TAX BAND - B

## ENERGY PERFORMANCE CERTIFICATE - RATED G

## 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.

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 152m<sup>2</sup>



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