



3 Emsdale Walk
Bridlington

YO16 4DE

ASKING PRICE OF

£124,950

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01262 401401



Entrance Hall



On Road
Parking



Gas Central Heating

3 Emsdale Walk, Bridlington, YO16 4DE

Offered with no onward chain this three-bedroom terraced house is just a stone's throw away from Bridlington's old town. The property offers spacious accommodation including a lounge, good-sized dining kitchen, downstairs WC, rear sun porch, three bedrooms, family bathroom and enclosed garden to the rear.

The property is tucked behind a row of properties that are situated on Easton Road. Vehicular access is via Lowood Drive, where a first come first served parking area is available to surrounding properties. Access to the property is on foot via a pathway that leads across the front of the row of terraced properties.

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.



Lounge



Kitchen



wc



Bedroom 1

Accommodation

ENTRANCE HALL

25' 10" x 5' 10" (7.899m x 1.783m)

Entrance is via a glazed uPVC door into a large entrance hall which could double as an office space or crafts area and benefits from a window to the front elevation, radiator, storage cupboards, doors to downstairs rooms and door to sun porch and stairs to first floor landing.

LOUNGE

13' 11" x 10' 10" (4.254m x 3.323m)

With window to the front elevation overlooking the front lawns, feature wall lighting and radiator.

DINING KITCHEN

13' 11" x 10' 8" (4.250m x 3.260m)

A good sized dining kitchen with a range of wall and base units with worktop over, space and plumbing for washing machine and space for fridge freezer. A stainless steel sink and drainer is sat beneath a window to the rear elevation which overlooks the garden. Partially tiled walls and radiator.

WC

With WC, wash hand basin and window to rear elevation.

REAR SUN PORCH

Made from park brick and uPVC construction, tiled walls and floor, two opening windows and uPVC door onto rear garden.

BEDROOM 1

14' 5" x 11' 9" (4.395m x 3.606m)

With window to the front elevation, radiator and an alcove which would be a suitable space for a wardrobe.

BEDROOM 2

14' 3" x 11' 2" (4.364m x 3.418m)

With window to rear elevation, radiator and an alcove which would be a suitable space for a wardrobe.



Bedroom 2



Bedroom 3



shower room



Rear elevation

BEDROOM 3

8' 10" x 7' 6" (2.711m x 2.302m)

With window to front elevation.

SHOWER ROOM

7' 1" x 5' 6" (2.169m x 1.679m)

With double shower cubicle with sliding door, thermostatic shower over and wet wall panelling, wash hand basin, WC and high window to the rear elevation.

OUTSIDE

To the rear of the property is a low maintenance garden which is mainly paved but does benefit from colourful flower beds and shrub borders. There is a pathway to a brick store which currently houses the bins and a gate for rear access.

To the front, the garden is laid to lawn and has a pathway to the front door access.

DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.

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 - A

ENERGY PERFORMANCE CERTIFICATE - RATED C

SERVICES

All mains services are available at the property.



Garden



Garden



brick shed



rear sun porch

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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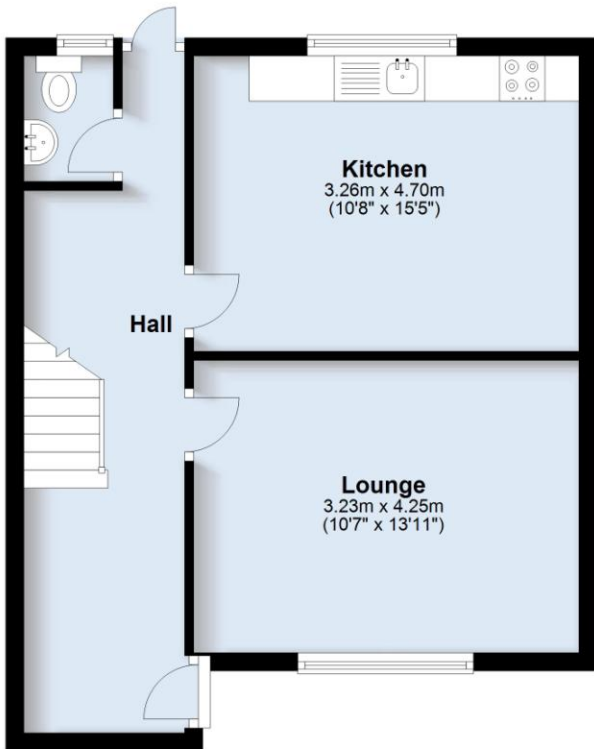
VIEWING

Strictly by appointment with Ulllyotts.

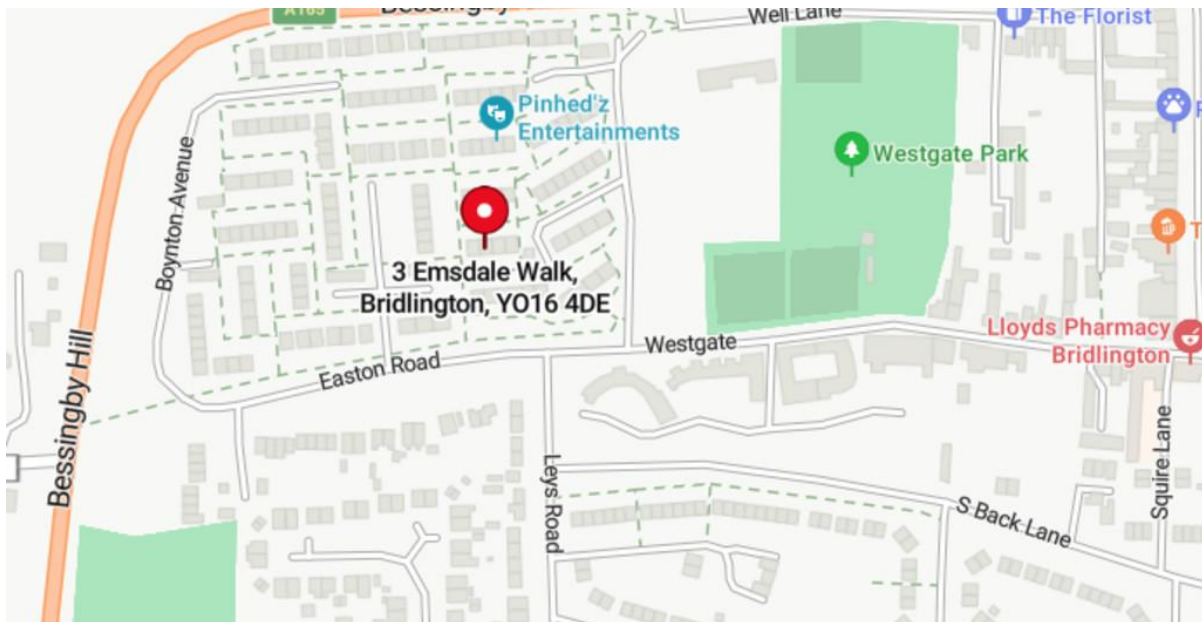
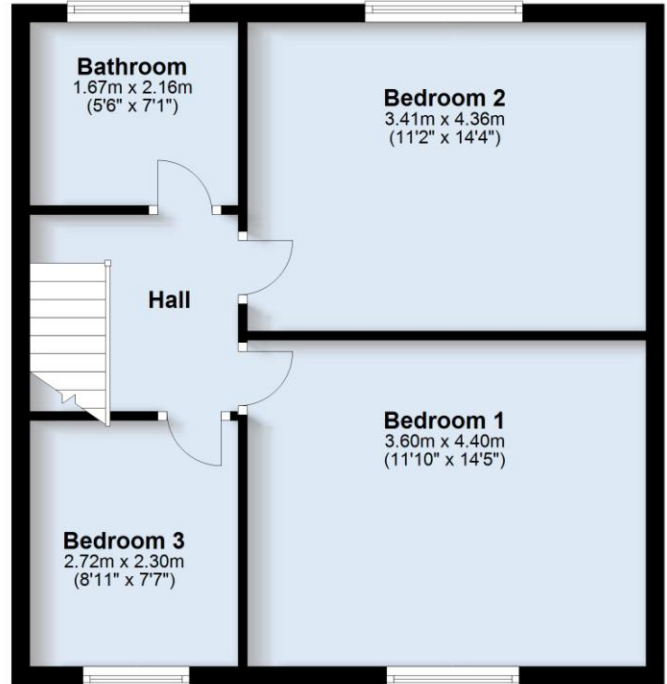
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 86 sq m

Ground Floor



First Floor



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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