



23 Easton Road
Bridlington
YO16 4BE

£160,000

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01262 401401



lounge / diner



3



1



1



Garage, Off
Road Parking



Gas Central Heating

23 Easton Road, Bridlington, YO16 4BE

A very spacious three-bedroom mid terraced property situated in the Old Town of Bridlington would make a fabulous home. The property benefits from a kitchen, good sized open plan lounge and dining area, three good sized bedrooms and family bathroom. The property also benefits from a garage which is located in a block at the end of the row of properties. The property has recently been decorated and has recently had new carpets laid in the upstairs rooms.

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

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.



Entrance Hall



Kitchen



lounge / diner



Dining Area

Accommodation

ENTRANCE

Entrance is via a Georgian bar double glazed Upvc door into the entrance hall, with tile effect vinyl flooring, radiator, stairs to first floor landing and doors to downstairs rooms.

KITCHEN

8' 8" x 8' 4" (2.65m x 2.56m)

With a range of red and cream gloss wall and base units, with worktop over, black brick effect tiled splashback, asterite sink and drainer with mixer tap over sits beneath a window to the front elevation. Space for washing machine and under counter fridge. Built in Logic fan oven, electric hob with extractor over, serving hatch and vinyl tiled flooring.

LOUNGE/DINER

20' 0" x 14' 11" (6.12m x 4.56m)

With an under stairs cupboard, laminate flooring, electric fire with marble hearth and feature surround, inset shelving, radiators and archway

leading to dining area with French doors leading to the garden.

LANDING

With a spacious landing that could be used as an office space, with loft hatch, storage cupboard housing the water tank and doors leading to all rooms.

BEDROOM 1

16' 11" x 8' 0" (5.18m x 2.44m)

Window to rear elevation, built in wardrobes with sliding mirrored doors, coving and radiator.

BEDROOM 2

14' 6" x 8' 5" (4.44`m x 2.57m)

With window to front elevation, coving and radiator.



Landing



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 3

13' 10" x 6' 2" (4.24m x 1.90m)

With window to rear elevation, coving and radiator.

BATHROOM

8' 7" x 6' 2" (2.62m x 1.90m)

With wood effect vinyl flooring, WC, wash hand basin, panelled bath with electric shower over and tiled walls. Heated towel ladder, window to front elevation and extractor fan.

OUTSIDE

To the rear of the property is a decked seating area with fenced boundary, lawned area and patio area. Gated access to a pathway leading to the garage block.

To the front, the property is set back from the road behind a shallow gate with gravelled garden and pathway to front entrance.

GARAGE

With up and over door. Situated to and the end of the row of properties in a separate compound.

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.

TENURE

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

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE – RATED D



Bathroom



Garden



Garage



Front Elevation

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

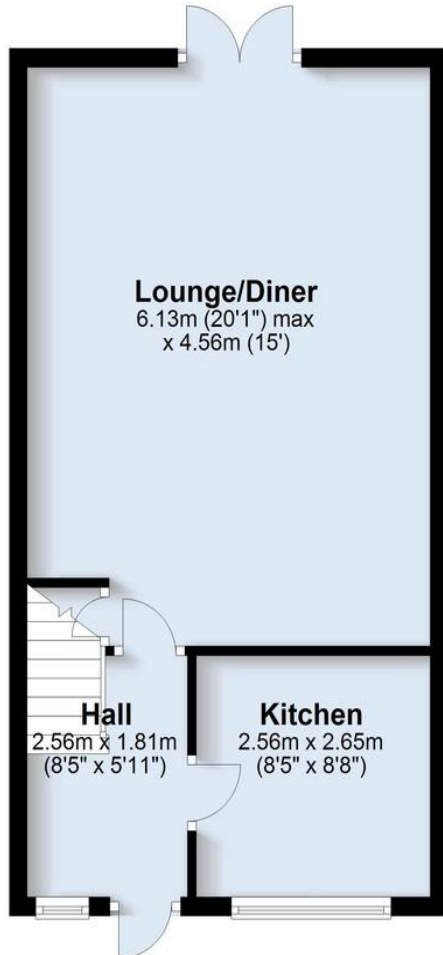
Strictly by appointment with Ulllyotts 01262401401

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 87 m²

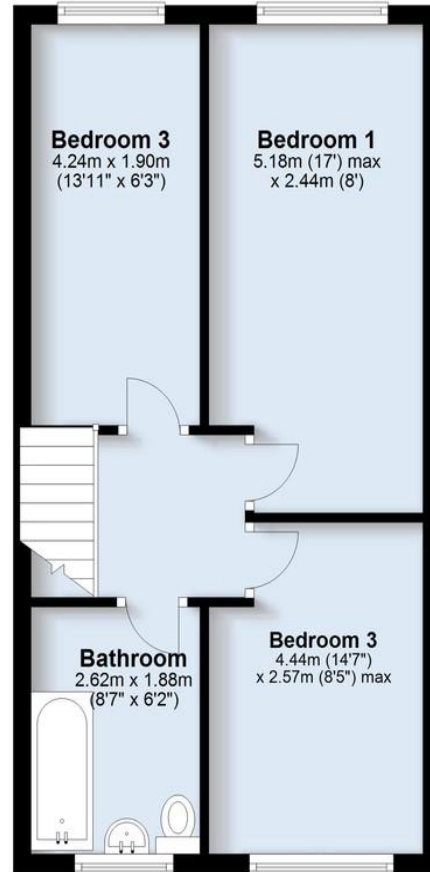
Ground Floor

Approx. 40.1 sq. metres (431.1 sq. feet)

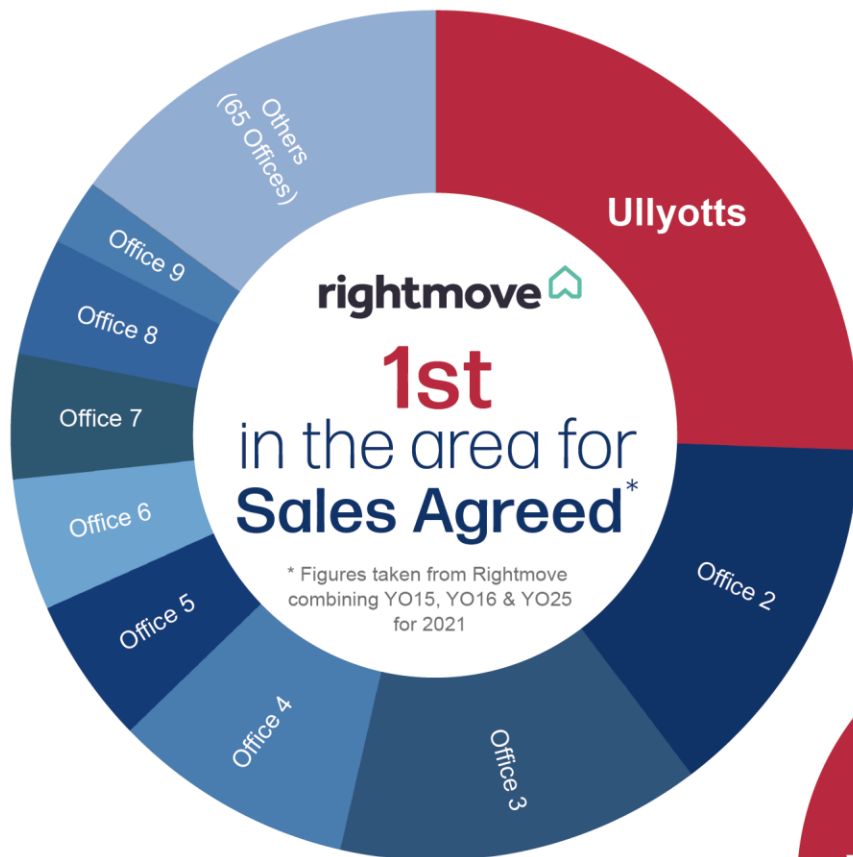


First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



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EST 1891



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