



6 St Thomas Road
Bridlington

YO16 4EB

OFFERS IN THE REGION OF

£160,000

3 Bedroom Semi Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



3



2



1



Garage



Gas Central Heating

6 St Thomas Road, Bridlington, YO16 4EB

A traditional semi-detached house situated in the popular location of the 'Saints'. This three-bedroom property would make a fabulous family home or would be perfect for a first-time buyer. The property offers two reception rooms, kitchen, three bedrooms, recently refitted shower room, large garden and garage.

The schools that serve the locality are at Quay and Bay Primary, with Headlands and Bridlington Secondary Schools are within a one-mile radius and the East Riding of Yorkshire College is also close by.

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.



Lounge



Dining Room



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

Entrance is via a glazed uPVC door into hall, with window to the front elevation, radiator, understairs cupboard, pantry housing the gas central heating boiler. Stairs to first floor landing and doors to all downstairs rooms.

LOUNGE

13' 9" x 10' 10" (4.210m x 3.311m)

With a bay window to the front elevation, electric fire with marble surround and radiator with display shelf over.

DINING ROOM

13' 11" x 10' 9" (4.242m x 3.297m)

With sliding uPVC doors onto the garden, wall mounted gas fire and radiator.

KITCHEN

10' 8" x 5' 1" (3.262m x 1.554m)

With a range of wall and base units with work top over, a stainless-steel sink and drainer with mixer tap over sits below a window to the side elevation. Space for under counter fridge and freezer however there is also plumbing for a washing machine in one of these spaces as well. Electric Siemens oven and microwave. Partially tiled walls, laminate flooring and uPVC glazed door onto the garden.

FIRST FLOOR LANDING

With window to the side elevation, loft hatch access with a pull down ladder to a fully boarded loft and doors to all upstairs rooms.

BEDROOM 1

13' 7" x 10' 6" (4.161m x 3.213m)

With a bay window to the front elevation and radiator.



Kitchen



Landing



Bedroom 1



Bedroom 2

BEDROOM 2

10' 9" x 9' 7" (3.300m x 2.946m)

With a window to the rear elevation, storage cupboard and radiator.

BEDROOM 3

6' 8" x 5' 9" (2.055m x 1.760m)

With a window to the front elevation and radiator.

SHOWER ROOM

6' 3" x 4' 7" (1.920m x 1.402m)

With a window to the side elevation, wash hand basin, radiator, double shower with glass screen, thermostatic shower over and wet wall surround, tiled walls and radiator.

WC

With window to the side elevation and WC.

OUTSIDE

To the rear, the property benefits from a good-sized garden with patio and lawned area, a pathway leads

to the bottom of the garden where a garden shed and greenhouse is in situ.

To the front, the property sits behind a shallow wall with gated access and pathway to the front door. The frontage is mainly gravel.

To the side is a shared driveway that leads to the garage.

GARAGE

The garage has a recently refitted electric roller door that is operated via a fob. The garage benefits from power and has a window to the rear and personnel door which is accessed via the garden.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Bedroom 3



shower room



Rear elevation



Garage

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

SERVICES

All mains services are available at the property.

NOTE

Heating system has been serviced by the owners annually.

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.

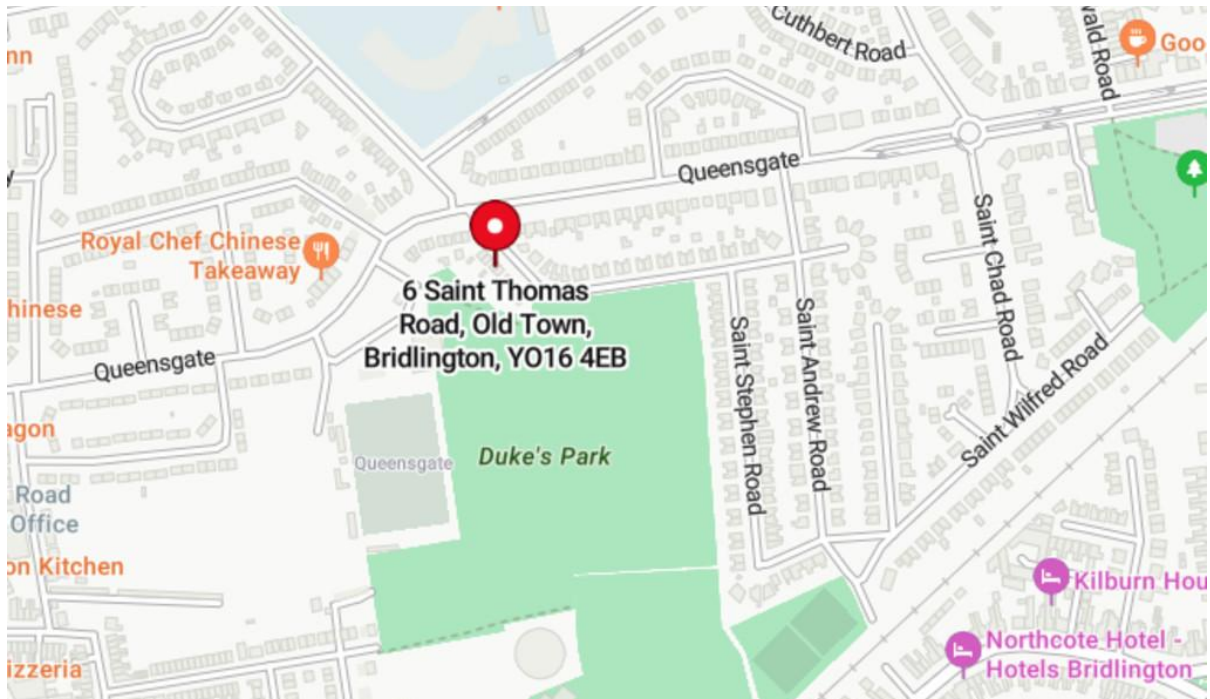
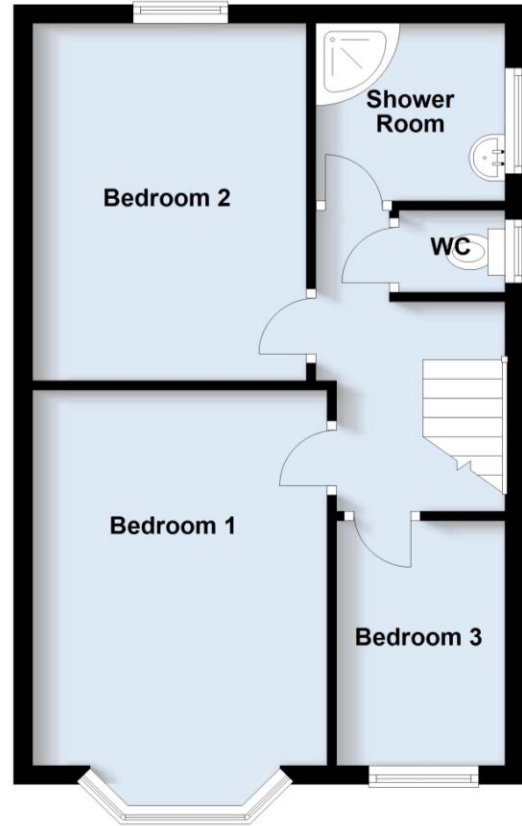
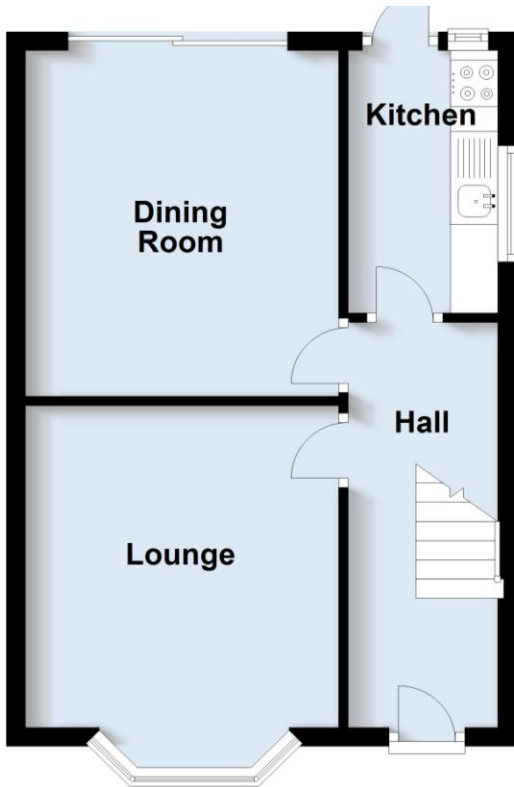
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262401401

Regulated by RICS

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



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.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

■ Ulllyotts ■

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