



5 Blenheim Road  
Bridlington  
YO16 4LD

OFFERS OVER

**£135,000**

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■  
EST 1891

01262 401401





Rear Garden



3



2



1



On Road  
Parking



Electric Storage

## 5 Blenheim Road, Bridlington, YO16 4LD

An absolutely beautifully presented property with old and modern features creating a fabulous home. The property is within walking distance to the town centre and benefits from two reception rooms, kitchen, utility, downstairs WC, three bedrooms, family bathroom with separate WC. To the rear lies a yard that has been fully overhauled with raised planters, mature trees flowers and shrubs an additional bit of garden is accessed via an archway which provides a quiet seating area for relaxing during the summer months. The property has modern electric Quantum heating.

The property is located within immediate walking distance to all the town centre shops, Railway Station, schools and health centre. A nationally named supermarket is also very close to hand. The school that serves the local area is Quay Academy

Primary School within a five-minute walk.

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. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's 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.





Front Elevation



Lounge



Dining Room



Log Burner

## Accommodation

### ENTRANCE HALL

Entrance is via a recently fitted composite door with stained glass top light, wall panelling, picture rail, shoe storage electric storage heater. Stairs to first floor landing and doors to:

### LOUNGE

11' 9" x 10' 9" (3.6m x 3.3m)

With a bay window to the front elevation, a beautiful Edwardian Oak fire surround with Mackintosh tiled hearth and open fire, picture rail and electric storage heater.

### DINING ROOM

11' 9" x 11' 9" (3.6m x 3.6m)

With a window to the rear elevation, multi fuel log burner with slate hearth and feature beam, built in storage cupboards and door to:

### KITCHEN

11' 5" x 7' 10" (3.5m x 2.4m)

A recently refitted kitchen with a range of white gloss wall and base units with black sparkle worktop over, black composite sink and drainer with mixer tap over sits beneath a window looking onto the rear yard. Partially tiled walls, tile effect vinyl flooring, Hotpoint electric oven and grill, electric hob with built in extractor fan over. Understairs storage cupboard which is currently used as a pantry, storage heater to wall, door to rear yard and door to:

### UTILITY ROOM

7' 10" x 3' 7" (2.4m x 1.1m)

A great addition situated just off the kitchen and offers space and plumbing for a washing machine and fridge freezer and door to:

### WC

With a window on to the rear garden, WC and wash hand basin. Plug in oil radiator in situ.





Kitchen



Landing



Bedroom 1



Bedroom 3

## FIRST FLOOR LANDING

A good sized landing with electric storage heater, loft hatch with pull down ladders offering access to a fully boarded loft and doors to all upstairs rooms.

## BEDROOM 1

13' 1" x 11' 9" (4.0m x 3.6m)

With window to the rear elevation overlooking the yard and picture rail.

## BEDROOM 2

8' 6" x 8' 10" (2.6m x 2.7m)

With window to the front elevation.

## BEDROOM 3

11' 9" x 9' 10" (3.6m x 3.0m)

With window to the front elevation, storage cupboard and open fire.

## BATHROOM

11' 9" x 7' 10" (3.6m x 2.4m)

A good sized bathroom that has been fully refitted and is fabulously presented, with wash hand basin, panelled bath, window to the rear elevation and storage cupboard housing the hot water tank. There are also pipes and power that are readily available should the new purchaser want to fit a shower cubicle to the bathroom.

## SEPERATE WC

With window and WC.

## OUTSIDE

The property has a low boundary wall to the front and a forecourt garden area. A side passageway (with push button lighting) belonging to the house leads to a rear access and a private south facing patio. The rear yard had been thoughtfully planned and gives a secret garden feel, an additional piece of garden is accessed through an archway and is currently set up as a peaceful seating area with planters with colour shrubs, plants, trees and a shed that will remain in situ.





Bathroom



Rear elevation



Garden



Door

### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

### CENTRAL HEATING

Electric storage heaters throughout

### TENURE

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

### COUNCIL TAX BAND - A

### ENERGY PERFORMANCE CERTIFICATE – E

Rating prior to some upgrading work being done.

### 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.

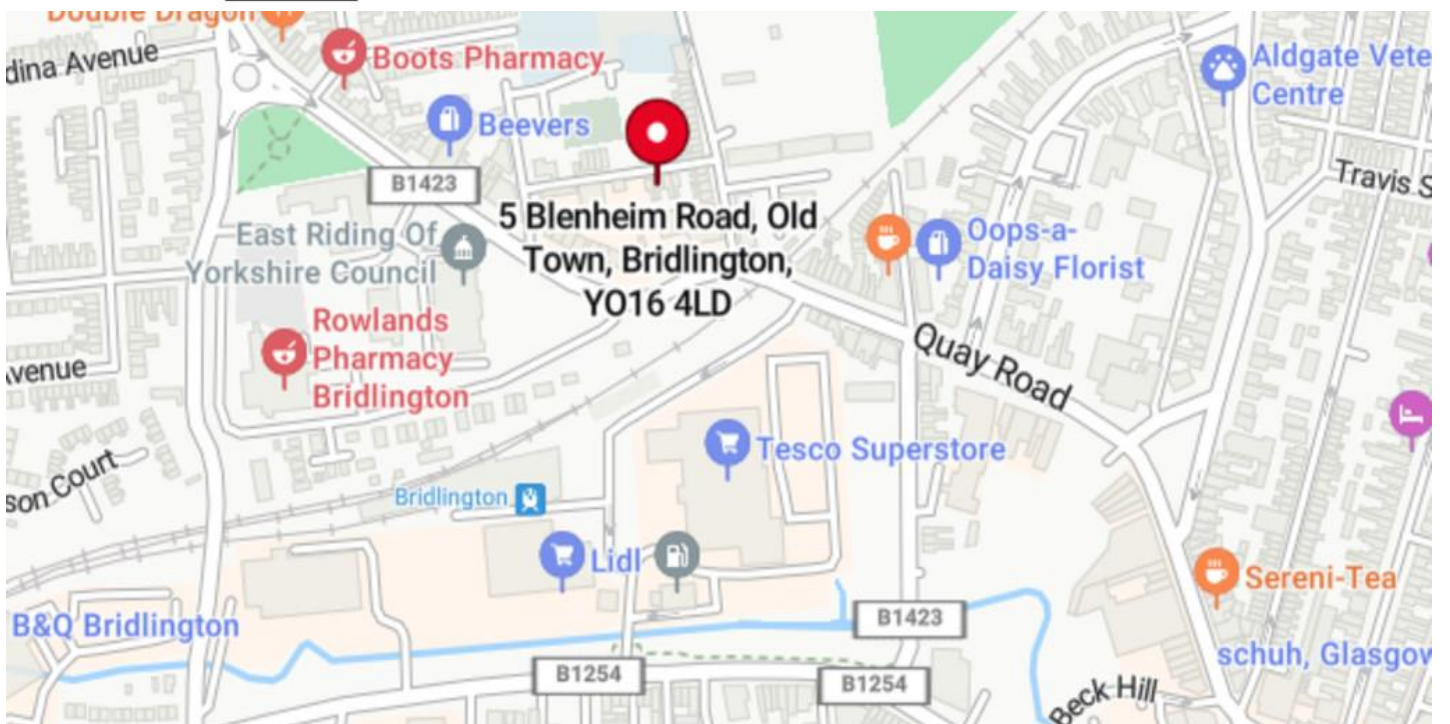
### VIEWING

Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS








The stated EPC floor area, (which may exclude conservatories),  
is approximately 101 sq m



# Why Choose Ulllyotts?



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EST 1891



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