



8 Long Lane  
Bridlington

YO16 7AZ

ASKING PRICE OF

**£155,000**

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■  
EST 1891

01262 401401



Garden



3



1



1



On Road  
Parking



Gas Central Heating

## 8 Long Lane, Bridlington, YO16 7AZ

A beautifully presented mid-terraced property with modern decor benefits from a lounge, kitchen, dining room, downstairs bathroom, well presented garden, three bedrooms upstairs, one with ensuite WC. A perfect property for a first-time buyer or someone looking to downsize. Views of the priory church from the garden and bedrooms.

The property is just a stone's throw away from the Priory Church and the Bayle Gate Museum and is handily located for the historic Bridlington Old Town which has a variety of amenities including some of Bridlington's best pubs, convenience stores, pharmacy, tea rooms, galleries, antique shops and restaurants.

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. The landmark Priory Church of St. Mary dates from the 12th

century. The Old Town area features charming streets, historic architecture and a real old-world charm. The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. 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.



Lounge



Lounge



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

The entrance is via a composite door into an entrance hall with wood effect laminate that runs through the whole of the ground floor, radiator, stairs to first floor landing and door to:

### LOUNGE

14' 11" x 9' 9" (4.550m x 2.996m)

With a bay window to the front elevation, radiator, understairs storage cupboard and door to:

### KITCHEN

7' 6" x 7' 5" (2.301m x 2.267m)

With a range of modern, matt grey handleless wall, base and drawer units with work top over. Composite sinks and drainer with mixer tap over. Built in electric oven, four ring gas hob and space for fridge freezer. Door to bathroom and opening to:

### DINING ROOM

7' 9" x 7' 5" (2.364m x 2.265m)

With a window to the side elevation, uPVC French doors onto the garden.

### BATHROOM

7' 6" x 4' 10" (2.297m x 1.498m)

With a window to the rear elevation, tiled flooring, partially tiled walls, panelled bath with glass screen and thermostatic shower with double head over. vanity wash hand basin WC, inset spotlighting and heated towel ladder.

### BEDROOM 1

12' 9" x 11' 8" (3.908m x 3.567m)

A good sized master bedroom with window to the front elevation, radiator and door to:

### ENSUITE WC

With vanity wash hand basin, WC, vinyl flooring and window to the front elevation.



Dining Area



Master Bedroom



Ensuite



Bedroom 2

## BEDROOM 2

10' 6" x 8' 1" (3.208m x 2.472m)

With a window to the rear elevation overlooking the garden and with a fabulous view of the Priory Church and radiator.

## BEDROOM 3

6' 10" x 6' 2" (2.092m x 1.891m)

With a window to the rear elevation, radiator and loft hatch.

## OUTSIDE

To the front, the property sits back from the road behind a shallow wall, with gravelled front garden, conifer tree and pathway to the front entrance.

To the rear, lies a well presented modern garden with a raised grey stone patio seating area with views of the priory church. Steps lead down to a manicured lawn with raised planters with colourful shrubs and plants. An additional patio seating area at the bottom of the garden next to the garden shed.

A gate to a shared passage offered access for bins.

## 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 D



Bedroom 3



Bathroom



Garden



Garden

### 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.

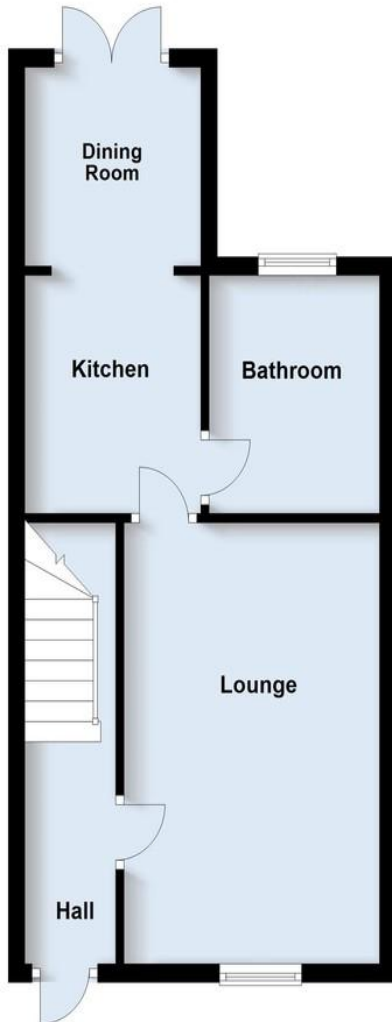
### VIEWING

Strictly by appointment with Ulllyotts 01262 401 401

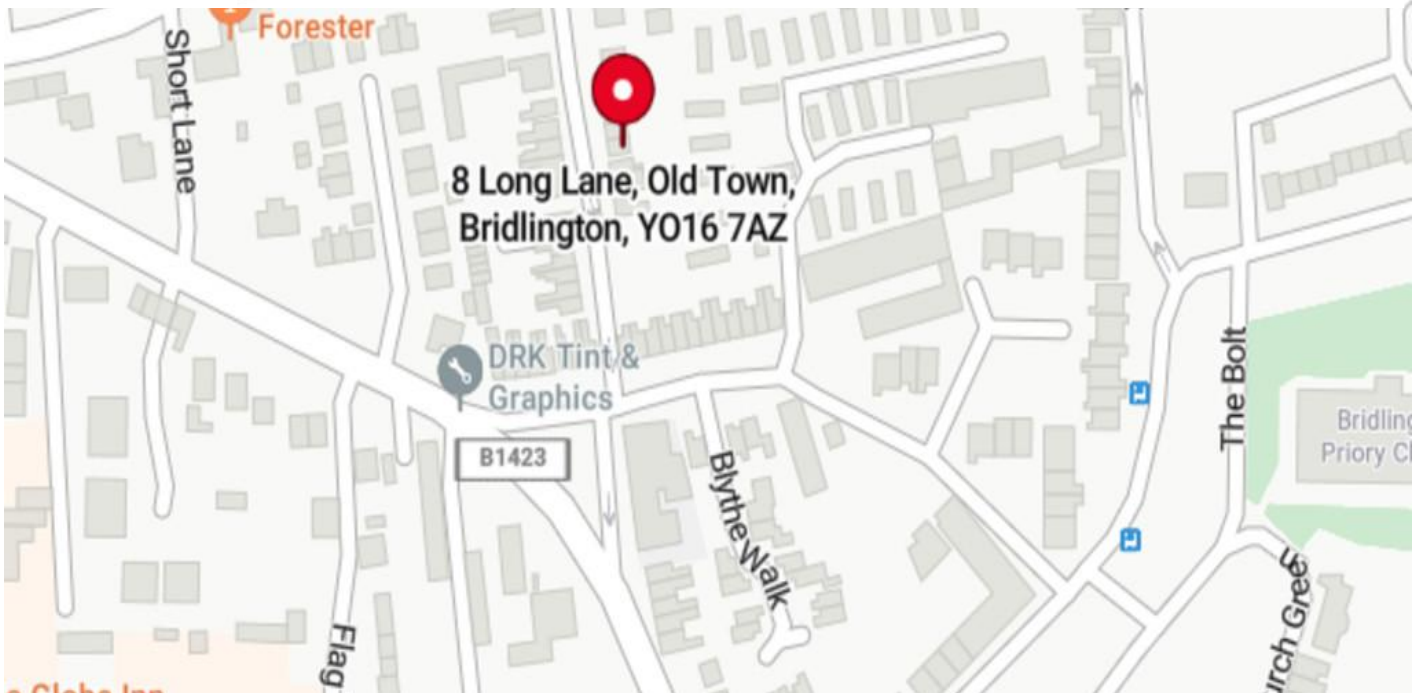
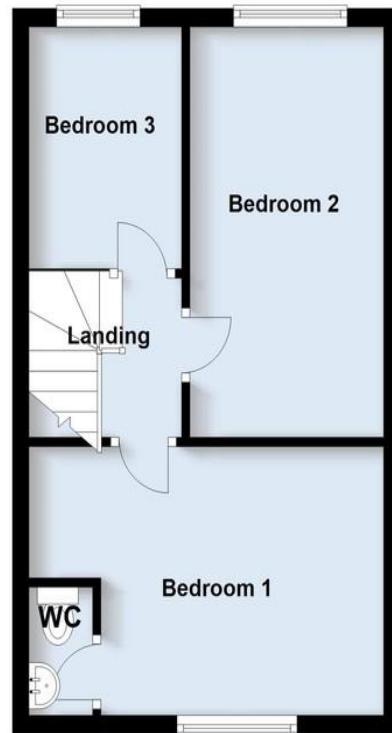
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 58 sq m (624 sq ft)

### Ground Floor



### First Floor



# 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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