

Ulllyotts

EST 1891



37 Teal Garth
Bridlington

YO15 3LJ

ASKING PRICE OF

£109,950

1 Bedroom 1/4 House

Ulllyotts

EST 1891

01262 401401



Kitchen



1



1



1



Off Road
Parking



Gas Central Heating

37 Teal Garth, Bridlington, YO15 3LJ

Offered with no onward chain, this property is a perfect opportunity to purchase a first home or an investment property tucked away on the southside of Bridlington in a popular residential location. The property benefits from a lounge, kitchen, bedroom and bathroom, allocated parking space and brick store.

The property is very handily positioned in this popular south side residential area formed by Messrs Barratt Construction. The property is situated just off Kingsgate which is only a 10-minute walk away to the Southside seafront.

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.



Kitchen



Lounge



Stairs



Landing

Accommodation

ENTRANCE HALL

Entrance is via a uPVC door into the entrance hall which is open to the lounge.

LOUNGE

A light and airy lounge with window, radiator, staircase to first floor landing and opening to:

KITCHEN

With a range of wall and base units with contrasting work top over, a stainless steel sink and drainer with mixer tap over sits beneath a window, tiled back splash, tile effect vinyl flooring and space for appliances.

FIRST FLOOR LANDING

With a window on the stair case, storage cupboards housing the gas central heating boiler and doors to:

BEDROOM

With a window, radiator and loft hatch.

BATHROOM

With a panelled bath, vanity wash hand basin, WC, window and radiator.

OUTSIDE

The property sits behind a fenced boundary with a lawned garden area and brick out store which is useful for garden storage.

The property also benefits from a parking space in front of the property.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.



Bedroom



Bathroom



Garden



Side Elevation

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 - BAND A

ENERGY PERFORMANCE CERTIFICATE - RATED C

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.

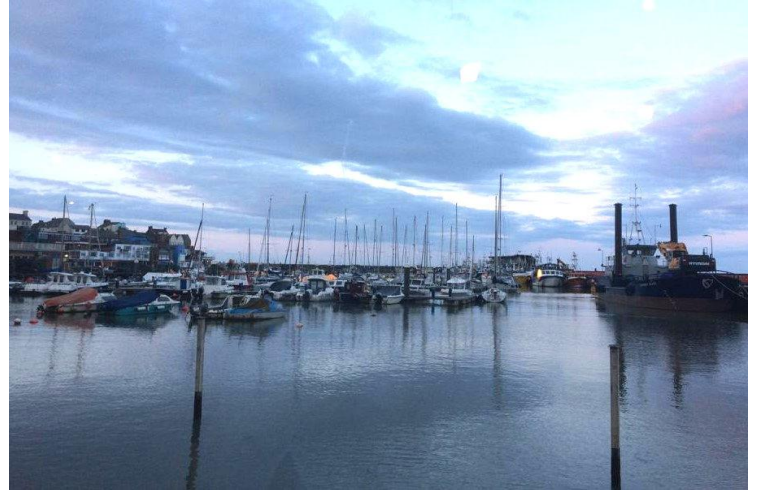
Floor plans are for illustrative purposes only.



Front Elevation



map



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*by any local agent offering the same level of service.

VIEWING

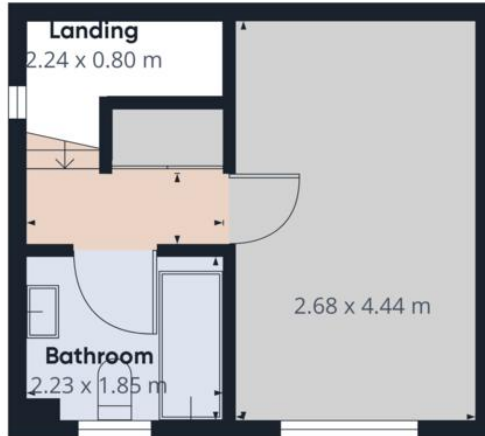
Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 48 sq m (516 sqft)



Ground Floor



Floor 1

Approximate total area⁽¹⁾
41.05 m²

Reduced headroom
0.65 m²

(1) Excluding balconies and terraces

Reduced headroom
—— Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor

Why Choose Ulllyotts?



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**We will never be
beaten on fees!**

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Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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