

▪ Ulllyotts ▪

EST 1891



135 Brookland Road
Bridlington

YO16 4HD

ASKING PRICE OF

£130,000

2 Bedroom End Terraced House

▪ Ulllyotts ▪

EST 1891

01262 401401



Kitchen



On Road
Parking



Gas Central Heating

135 Brookland Road, Bridlington, YO16 4HD

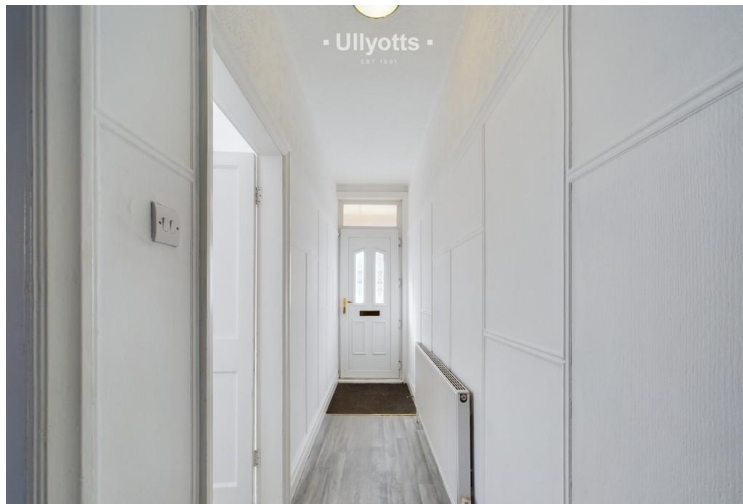
A two-bedroom end terraced property that would be perfect for a first-time buyer or someone looking for an investment property. The property offers two reception rooms, kitchen, two bedrooms, main family bathroom and rear yard.

The property is situated on Brookland Road and is close by to the Old Town and within walking distance of the town centre.

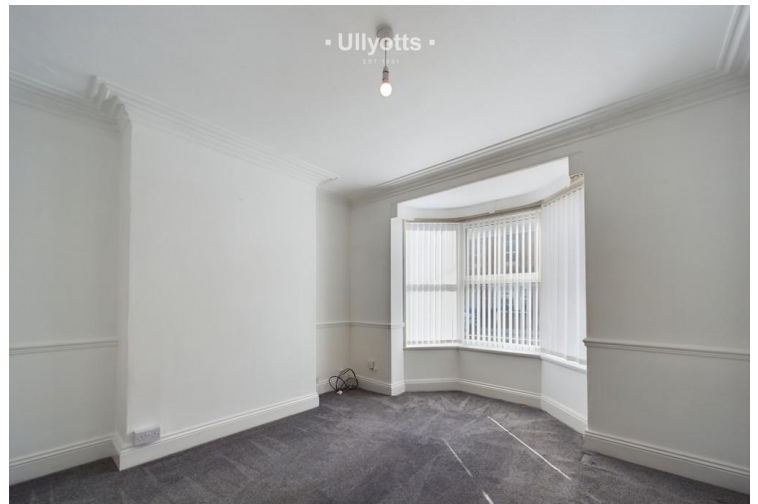
Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal

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 Driffield, Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

14' 9" x 2' 11" (4.5m x 0.9m)

With uPVC door into, vinyl flooring, radiator and doors to: -

LOUNGE

13' 9" x 12' 1" (4.2m x 3.7m)

With bay window to front elevation, radiator and TV point.

DINING ROOM

11' 9" x 11' 1" (3.6m x 3.4m)

With radiator, storage cupboard and window to rear.

KITCHEN

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

With modern range of wall and base units, stainless steel sink and mixer taps, electric oven, hob and extractor, tiled flooring, tiled splash back, radiator, uPVC side entrance door and window.

LANDING

With radiator, storage cupboard and doors to: -

BEDROOM 1

15' 5" x 11' 1" (4.7m x 3.4m)

With window to front elevation and radiator.

BEDROOM 2

11' 5" x 9' 10" (3.5m x 3.0m)

With window to rear and radiator. Storage cupboard housing gas central heating boiler.

BATHROOM

7' 2" x 4' 11" (2.2m x 1.5m)

With panelled bath, pedestal wash hand basin, low level WC, tiled walls and vinyl flooring. Window to side elevation.



Rear Garden



Bedroom



Bedroom



Bathroom

OUTSIDE

With a shallow walled frontage and side access to the rear. To the rear the garden is flagged, walled and very private.

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 - A

ENERGY PERFORMANCE CERTIFICATE - RATED D

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.



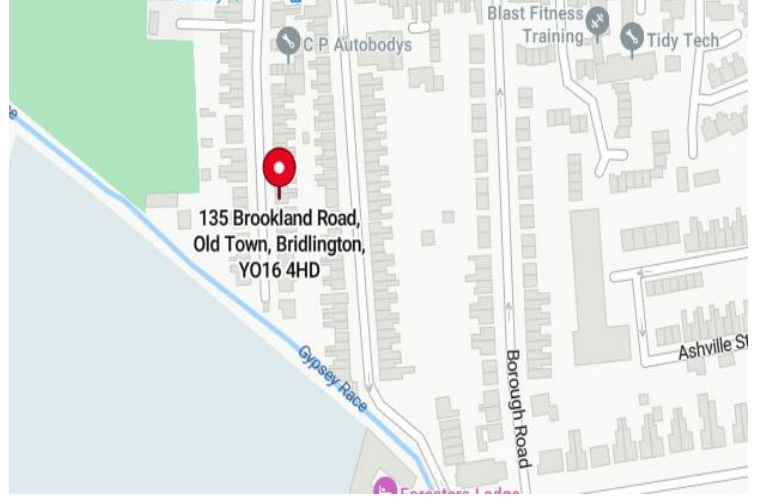
Rear Garden



sign



Front Elevation



WHATS YOURS WORTH?

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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 80 sq m (861 sqft)



Ground Floor



Floor 1



Approximate total area⁽¹⁾
70.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Don't just take our word for it...See the above Rightmove pie chart.
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