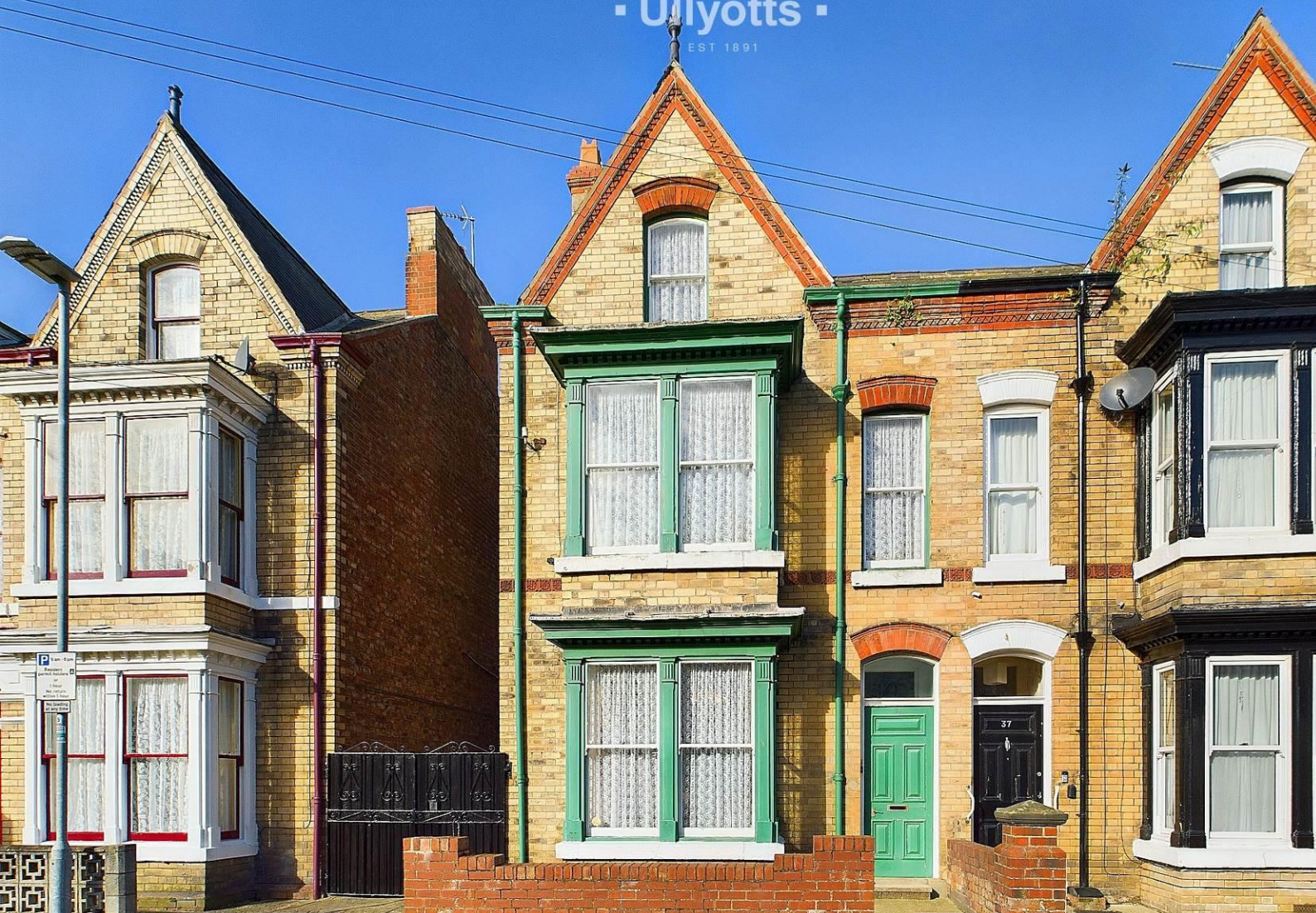


Ulllyotts

EST 1891



35 Marshall Avenue
Bridlington

YO15 2DT

FIXED PRICE OF

£145,000

5 Bedroom Semi Detached House

Ulllyotts

EST 1891

01262 401401



Rear elevation



5



3



1



Garage, Off
Road Parking



Gas Central Heating

35 Marshall Avenue, Bridlington, YO15 2DT

This five-bedroom semi-detached property, located just a short walk from Bridlington's town centre, offers spacious family living with plenty of potential. Featuring a shared driveway leading to a rear garden and a garage. While it would benefit from some general upgrading, it has been well-loved and cared for by the same family for many years.

The property is handily located on Marshall Avenue which offers easy access to local amenities, including a busy shopping centre and restaurants, making it an ideal location for families. The area is also conveniently located near the beautiful beaches and promenade of Bridlington, providing opportunities for leisure activities and seaside enjoyment. Overall, Marshall Avenue combines the benefits of suburban

living with proximity to the vibrant town centre and coastal attractions.

Bridlington is a hidden gem on the Yorkshire coast, offering stunning sandy beaches, a bustling harbour, and a welcoming community. With its traditional seaside charm and modern amenities, it is an ideal place to live, work, and play.



Entrance Hall



Lounge



Sitting Room



Kitchen

Accommodation

ENTRANCE HALL

9' 10" x 3' 4" (3.000m x 1.02m)

Entrance is via a wooden door into the porch area with tiled floor and door to main entrance hall.

With radiator, coving, understairs storage with shelving, doors to all downstairs room and stairs to first floor landing.

LOUNGE

16' 0" x 12' 9" (4.88m x 3.91m)

A light and airy lounge with a bay window to the front elevation, feature fire place, plate rack coving and radiator.

DINING ROOM

11' 10" x 10' 6" (3.61m x 3.21m)

With a bay window to the rear elevation, coving and radiator.

SITTING ROOM

12' 3" x 8' 5" (3.74m x 2.57m)

With a uPVC window to the side elevation, built in storage cupboard with drawers, radiator and door to:

KITCHEN

11' 0" x 10' 5" (3.37m x 3.19m)

With two windows to the side elevation and door to the rear garden. Wall mounted gas central heating boiler (Ideal). A range of wall and base units with stainless steel sink and drainer with mixer tap over, space for oven, vinyl flooring and radiator.

FIRST FLOOR HALF LANDING

Stairs to the first floor half landing with skylight and doors to bedroom, wet room and WC.

BEDROOM 5

8' 7" x 10' 3" (2.62m x 3.13m)

With a window to the rear elevation, radiator, built in wardrobe storage with dressing area and mirror.

WET ROOM

6' 5" x 6' 0" (1.98m x 1.85m)

A wet room with window to the side elevation, partially tiled walls, wash hand basin, WC, Mira Electric shower, radiator and extractor fan.



Bedroom 5



Wetroom



Bedroom 2



Bedroom 1

WC

A separate WC with window to the side elevation and WC.

TWO STEPS TO FULL LANDING

BEDROOM 2

11' 11" x 9' 5" (3.64m x 2.89m)

With a window to the rear elevation, wash hand basin, feature fire place, shower cubicle and radiator.

DOOR INTO LOBBY WITH TWO ROOMS

BEDROOM 1

16' 0" x 9' 7" (4.90m x 2.94m)

A light and airy master bedroom with coving, sink with drainer and storage cupboard.

DRESSING AREA

9' 7" x 6' 9" (2.93m x 2.06m)

A room that could either be used as a bedroom or dressing area to the bedroom next door. Window to the front elevation and wash hand basin.

STAIRS TO SECOND FLOOR LANDING

With skylight and staircase to top floor with doors to:

BEDROOM 3

12' 9" x 9' 9" (3.89m x 2.98m)

With dressing area (3.88x1.58) with sink and drainer with storage cupboard underneath and door to a bedroom with feature fire place with skylight.

BEDROOM 4

11' 10" x 9' 6" (3.63m x 2.91m)

With a skylight window and wash hand basin.

OUTSIDE

To the front, the property sits behind a shallow wall with concrete front garden that could be used to place colourful shrubs and plants.

To the side of the property are double wooden gates with shared access to the rear and offer parking and access to the garage.

To the rear of the property are outbuildings that include a store, outside WC and store that has previously been



Bedroom 3



Bedroom 4



Garden



Garage

used as a utility area. In addition to this is a garage with double wooden doors.

To the side of the garage is a lawned area offering a maintainable garden.

CENTRAL HEATING

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

DOUBLE GLAZING

all windows in the property are single glazed apart from the sitting room which has a uPVC Double glazed unit.

TENURE

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

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE – RATED E

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
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 161 sq m (1732 ft²)

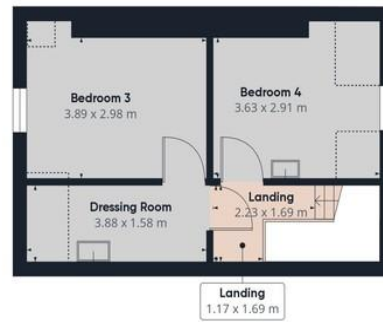


Ground Floor

Approximate total area^m
144.28 m²
Reduced headroom
3.79 m²



Floor 1



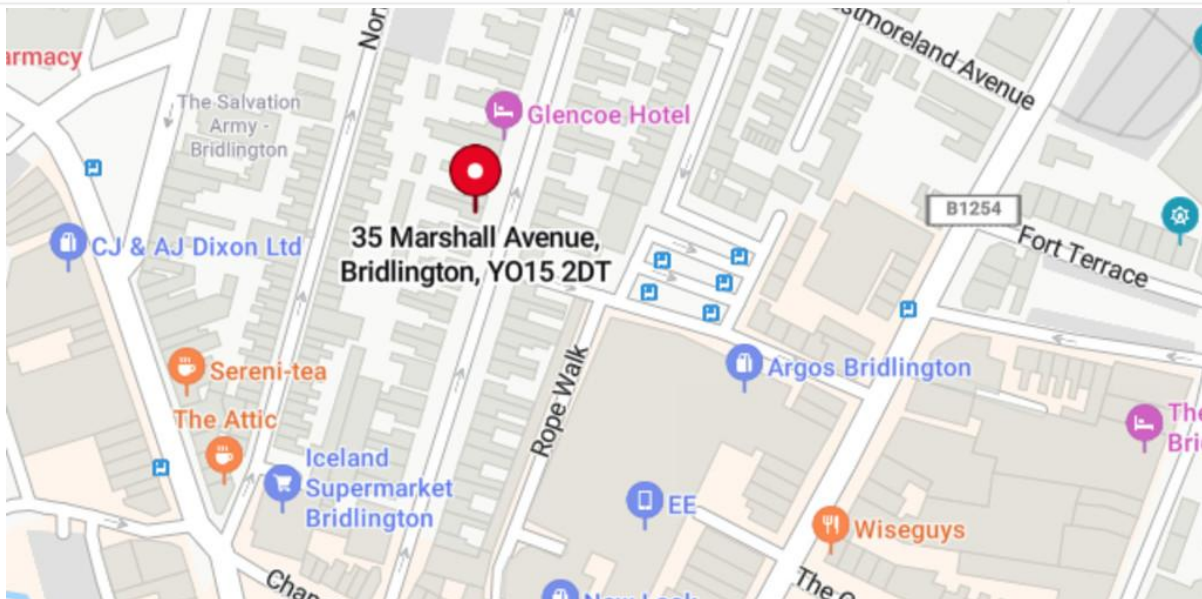
Floor 2

(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 plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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