

Ulliyotts



28 West Street
Bridlington

YO15 3DX

ASKING PRICE OF

£155,000

4 Bedroom Mid Terraced House

Ulliyotts
EST 1891

01262 401401



Open Plan Living/Kitchen/Dining



4



2



4



Off Road
Parking



Gas Central Heating

28 West Street, Bridlington, YO15 3DX

This mid-terraced house offers flexible accommodation ideal for multigenerational living or a holiday let. The ground floor is self-contained and features a lounge, kitchen, bedroom, and a shower room, providing privacy and independence for guests or family members. With three additional bedrooms upstairs, an open plan lounge and kitchen and three further bathrooms this home combines comfort and versatility, making it a practical choice for families or potential rental income.

The property is situated on West Street and is just a short stroll from the harbour and the Spa and within walking distance of the town centre.

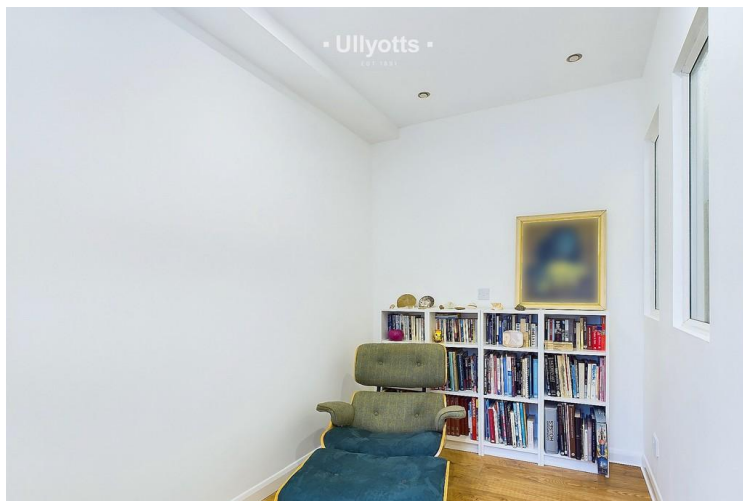
Bridlington, located on the East Yorkshire coast, is a charming seaside town known for its sandy beaches, bustling harbour and history. Popular with tourists, it offers a mix of traditional seaside attractions such as fairgrounds, a refurbished leisure centre and coastal walks. Alongside a historic Old Town with quaint shops and Georgian architecture. The town is also a gateway to the scenic Yorkshire Wolds and is well-connected to larger cities like Hull and York, making it a pleasant place for both residents and visitors.



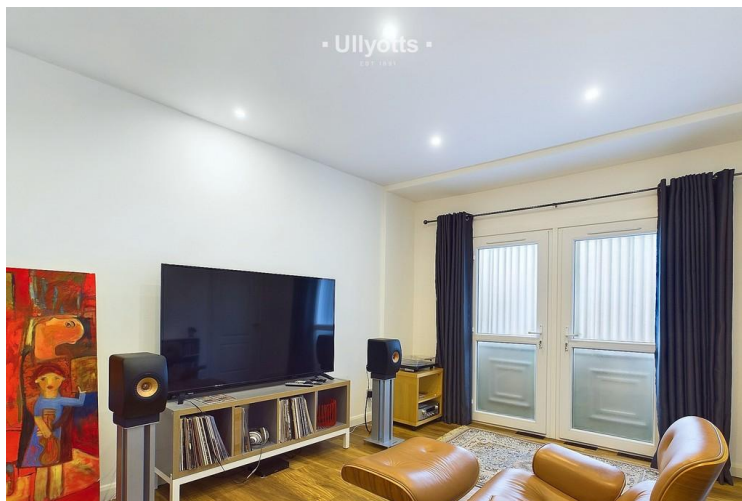
Ground floor Kitchen



Ground Floor Shower Room



Ground Floor Snug/ Bedroom



Ground Floor lounge

Accommodation

ENTRANCE HALL

22' 0" x 3' 2" (6.73m x 0.98m)

With a uPVC door into the main entrance hall, with radiator, staircase to first floor landing and door into the ground floor, self-contained apartment.

GROUND FLOOR APARTMENT

GROUND FLOOR KITCHEN

6' 10" x 7' 2" (2.09m x 2.20m)

Kitchen with a range of wall, base and drawer units with worktop over and tiled splash back. Sink and drainer with mixer tap over sitting beneath a window to the side elevation. Space for a dishwasher and plumbing. Integrated appliances such as an electric oven and hob. Inset spot lights and tiled flooring throughout. Leading into:

GROUND FLOOR SHOWER ROOM

7' 2" x 3' 0" (2.20m x .93m)

Panelled walk-in electric shower, Pedestal wash hand basin, WC, 2x windows and radiator. Heated towel ladder.

GROUND FLOOR SNUG/BEDROOM

11' 8" x 6' 7" (3.57m x 2.02m)

Laminate wood flooring, window to the rear elevation. Inset spot lights and radiator.

GROUND FLOOR LOUNGE

14' 6" x 10' 7" (4.43m x 3.24m)

Laminate flooring throughout, patio doors located to the front of the property, 2x radiators and inset spot lights

FIRST FLOOR

FAMILY BATHROOM

10' 2" x 7' 4" (3.12m x 2.24m)

A good size family bathroom with tiled flooring, panelled bath and shower over. Partly tiled walls, window to the side. Wall mounted cupboard storage. WC and Pedestal wash hand basin Vertical grey column radiator and inset spot lights.



Family Bathroom



Living area



Kitchen area



Kitchen area

OPEN PLAN LIVING / KITCHEN / DINING

25' 1" x 14' 2" (7.67m x 4.34m)

The breath-taking open-plan kitchen, living, and dining area is the heart of this home, featuring a contemporary design with white wall and base units topped with sleek work surfaces. Laminate flooring throughout, bay window to the front. radiator and spotlights fitted. Integrated appliance including a dishwasher. Gas hob and electric oven burner fitted. The kitchen dining area is illuminated by inset spotlights

SECOND FLOOR LANDING

With Velux window, Vertical grey column radiator. leading to:

BEDROOM 2

11' 7" x 9' 2" (3.55m x 2.80m)

Laminate flooring, window to rear. radiator and inset spotlights. Storage cupboard

BEDROOM 1

Laminate flooring throughout, storage cupboard to the rear. inset spot lights, patio doors to the front leading on to a Juliette balcony. radiator and door to:

ENSUITE

9' 10" x 5' 1" (3.02m x 1.55m)

Laminate flooring with double Pedestal wash hand basin and partly tiled walls. inset spot lights, rad. Extractor fan fitted.

BEDROOM 3

11' 1" x 9' 3" (3.38m x 2.83m)

With velux windows to both sides of the room, inset spot lights, rad

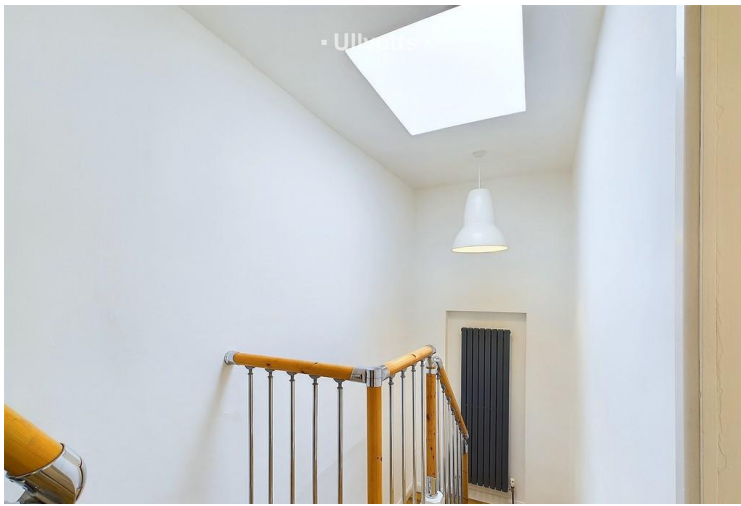
SHOWER ROOM

3' 8" x 6' 8" (1.12m x 2.05m)

Walk in tiled shower cubicle with electric shower. Tiled flooring, Inset spotlights, heated towel ladder. Pedestal wash hand basin, WC. Wall vanity cupboard fitted.

OUTSIDE

To the front of the property is a small forecourt and a private rear yard. The private rear yard gives access to west Street and Pembroke Terrace



Landing



Bedroom 2



Bedroom 1



Ensuite

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 - B

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.

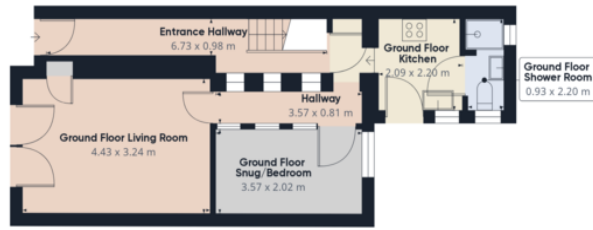
Floor plans are for illustrative purposes only.

VIEWING

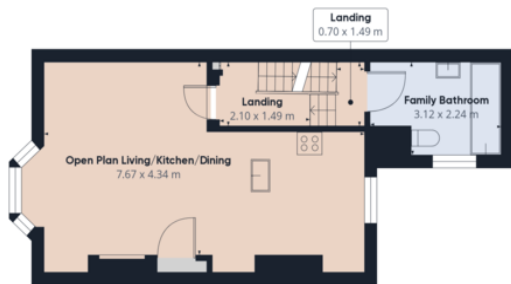
Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 146 m² (1571 ft²)



Ground Floor



Floor 1



Floor 2



Floor 3

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Approximate total area⁽¹⁾

123.15 m²

Reduced headroom

2.85 m²

(1) Excluding balconies and terraces

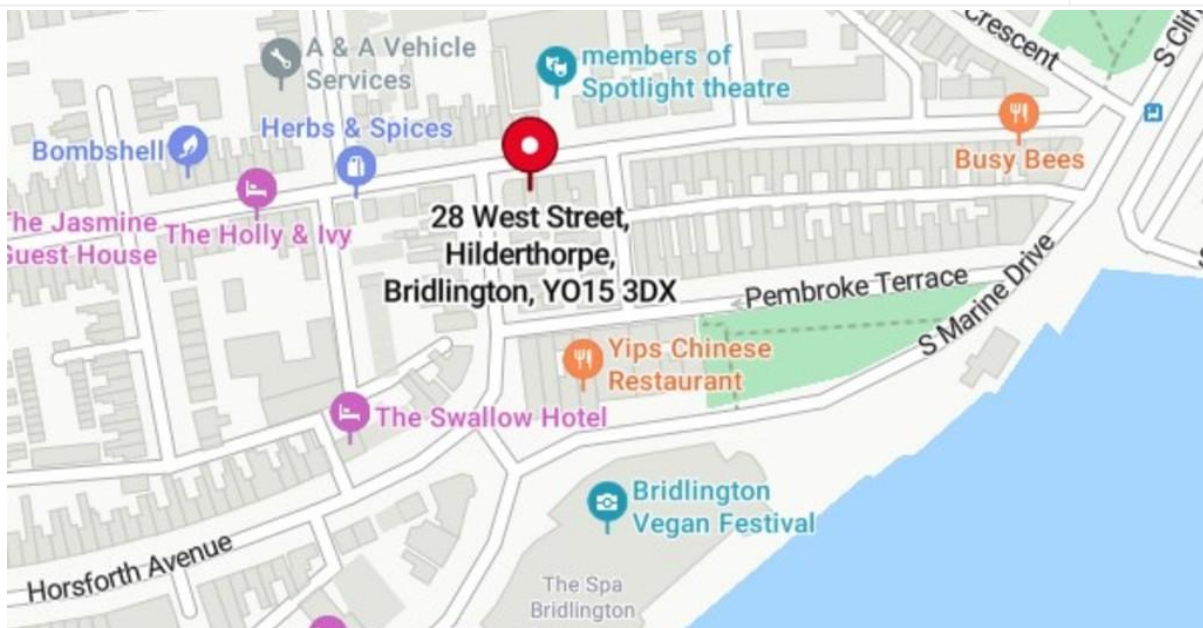
Reduced headroom

— Below 1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Bedroom 3



Shower room

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