

Ulllyotts

EST 1891



15 Wellington Road  
Bridlington

YO15 2BA

ASKING PRICE OF

£249,950

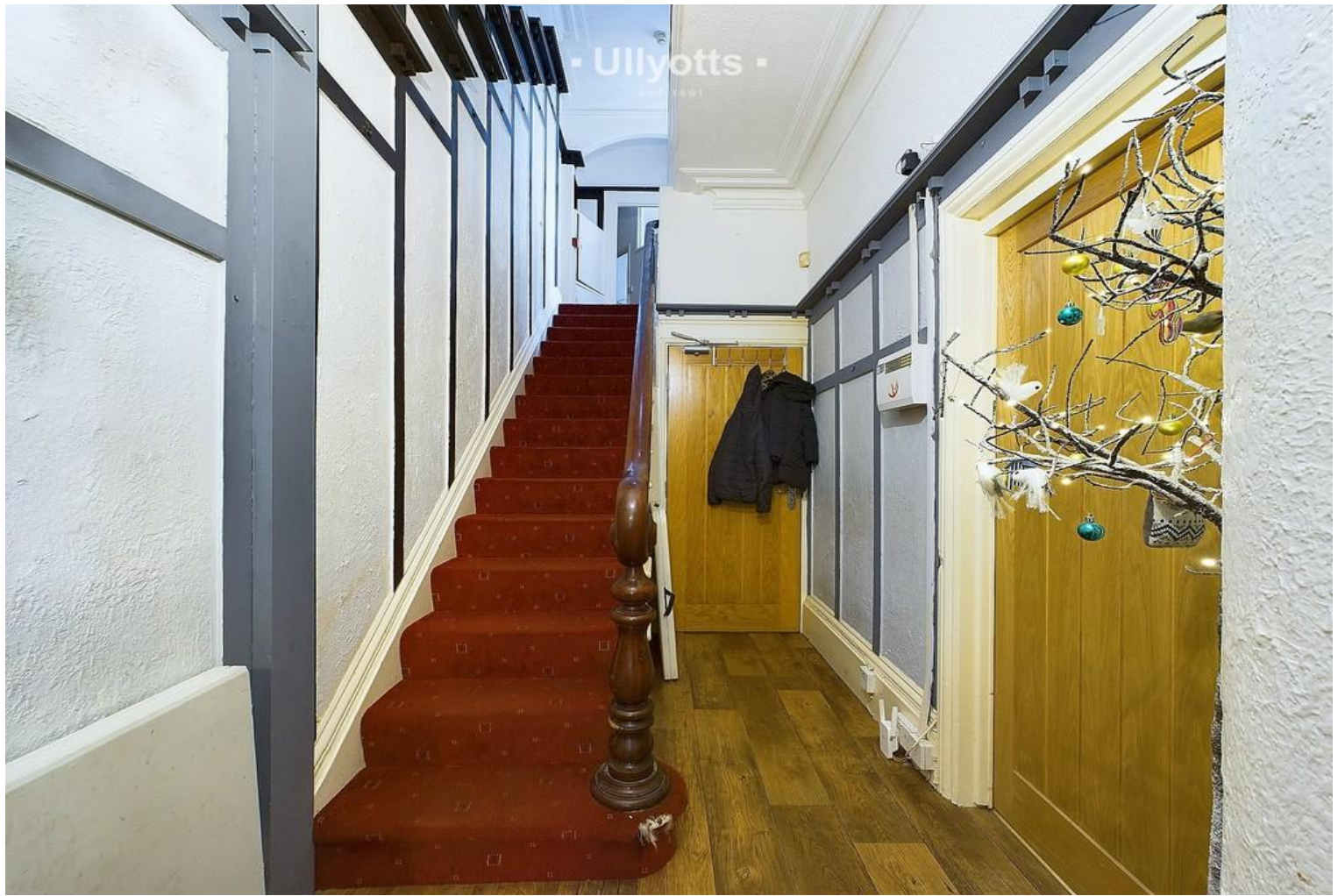
7 Bedroom Semi-Detached House

Ulllyotts

EST 1891

01262 401401





Entrance Hall



7



2



1



Off Road  
Parking



Gas Central Heating

## 15 Wellington Road, Bridlington, YO15 2BA

This impressive seven-bedroom property, located just steps from the town centre offers both convenience and ample space, perfect for multi-generational family living. With off-road parking and a versatile layout, the home features spacious communal areas, a modern open-plan kitchen, multiple en-suite bedrooms that can serve as offices or play areas.

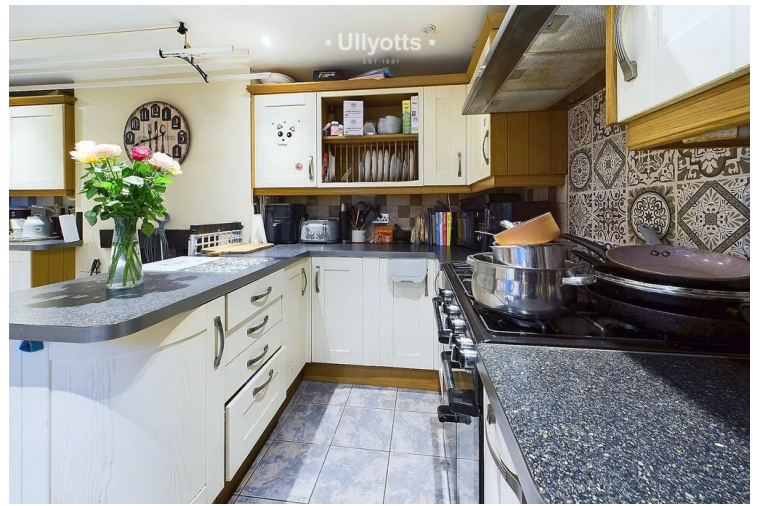
Wellington Road in Bridlington is located close to the town centre and just a short walk from the seafront, offering convenient access to local shops, cafes, and restaurants. The area is characterized by its blend of traditional terraced homes and larger period properties reflecting Bridlington's coastal heritage.

Bridlington is a picturesque coastal town on Yorkshire's East Coast, known for its beautiful sandy beaches, historic harbour, and lively seaside charm. The town blends traditional British seaside attractions such as amusement arcades, fish and chip shops and the promenade with a sense of heritage seen in landmarks like Bridlington Priory and the 17th-century Old Town. With its mix of scenic coastal walks and easy access to nearby natural beauty spots like Flamborough Head, Bridlington offers a warm, inviting atmosphere that appeals to families, tourists, and locals alike.





Lounge



Kitchen



Kitchen



Downstairs Bedroom

## Accommodation

### ENTRANCE HALL

18' 6" x 6' 0" (5.66m x 1.84m)

Entrance is via a uPVC door into the porch area with space for shoe rack and coat hanging, tiled flooring and uPVC door into the main entrance hall.

With wood effect vinyl flooring, radiator, stairs to the first floor landing, feature panelling and picture rail and doors to all downstairs rooms.

### LOUNGE

12' 9" x 13' 8" (3.90m x 4.18m)

A good sized lounge that features a large bay window to the front elevation, filling the room with natural light. A gas fire with a decorative surround serves as a cosy focal point, complemented by period coving, intricate wall panelling, and a central ceiling rose. The room includes a radiator for added warmth and folding doors that seamlessly connects it to the dining room.

### DINING ROOM

18' 0" x 12' 0" (5.51m x 3.66m)

The dining room is currently undergoing renovation works but benefits from a picture rail, ceiling cornices, ceiling rose and feature fire place.

### KITCHEN/BREAKFAST ROOM

15' 8" x 10' 9" (4.78m x 3.29m)

This spacious kitchen, which also serves well as a breakfast room, is brightened by windows to the front and side, showcasing tiled flooring and a wide range of wall, base, and drawer units topped with work surfaces. It includes a 1 1/2 bowl Astrite sink with drainer and a mixer tap over, along with spaces for an oven and washing machine, a fitted extractor fan, and an integrated dishwasher and fridge. A tiled splashback and radiator add function and style, while the main focal point is a charming log burner set on a tiled hearth, adding warmth and character to the room. A door leads to:

### REAR LOBBY

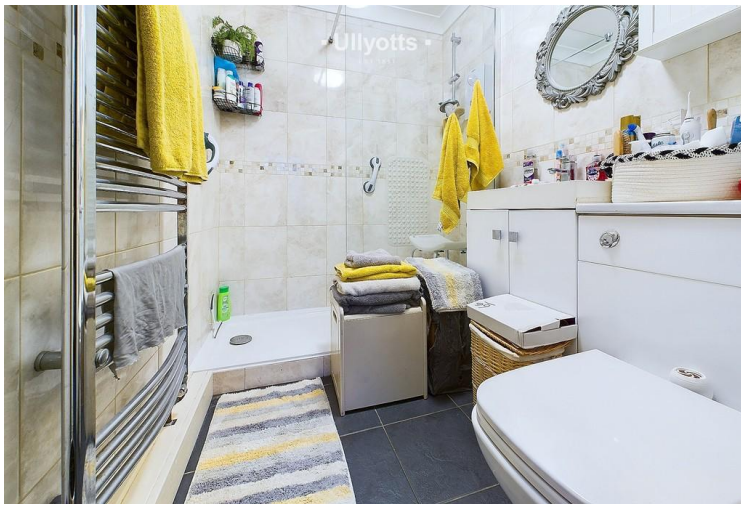
A rear lobby with tiled flooring, uPVC door to the rear and doors to:

### DOWNSTAIRS BEDROOM

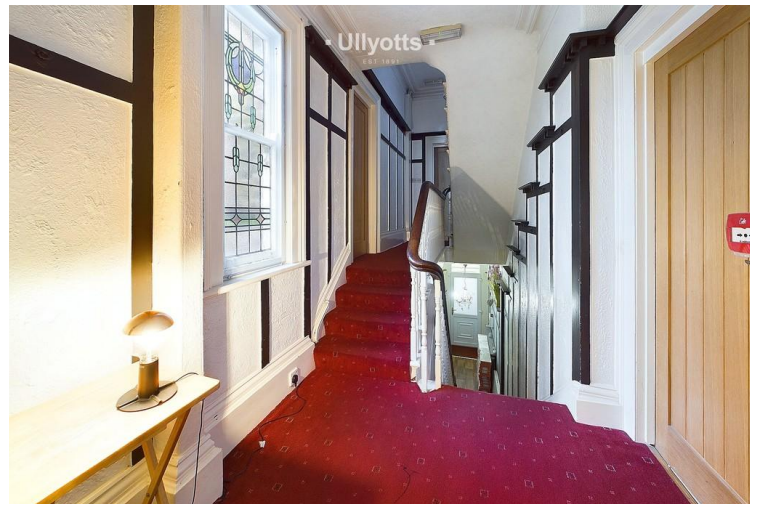
13' 3" x 10' 11" (4.05m x 3.34m)

A handily positioned bedroom on the ground level which would be perfect for multigenerational living and benefits from a window to the rear elevation, radiator, built in wardrobes with sliding mirrored doors and picture rail.





Downstairs Shower Room



First Floor Landing



Family Bathroom



Bedroom

### DOWNSTAIRS SHOWER ROOM

7' 1" x 5' 6" (2.16m x 1.70m)

A beautifully presented shower room with tiled floor and walls, vanity wash hand basin and WC, double shower cubicle with glass screen and electric shower over and heated towel ladder.

### FIRST FLOOR HALF LANDING

With a window to the side elevation, door to WC and walk way to:

### MASTER BEDROOM

20' 4" x 10' 11" (6.22m x 3.34m)

The master bedroom is currently undergoing renovation works but benefits from two windows to the side elevation.

### BATHROOM

9' 8" x 7' 2" (2.97m x 2.19m)

A family bathroom with a panelled bath with shower attachment, wash hand basin, WC, window to the side elevation, radiator, tiled walls and tile effect vinyl flooring.

### STEPS TO FULL LANDING

### BEDROOM

12' 9" x 10' 9" (3.91m x 3.29m)

With a window to the rear elevation, coving, ceiling rose, radiator and door to ensuite shower room which is currently used for storage.

### DOOR INTO BEDROOM WITH ENSUITE

### BEDROOM

12' 11" x 11' 3" (3.94m x 3.44m)

A good sized bedroom with a bay window to the front elevation, feature fire place, coving, wall panelling and radiator.

### ENSUITE

9' 4" x 6' 11" (2.86m x 2.12m)

With a window to the front elevation, wash hand basin, WC, shower with sliding door and electric shower over and tiled surround. Tiled effect vinyl flooring and radiator.

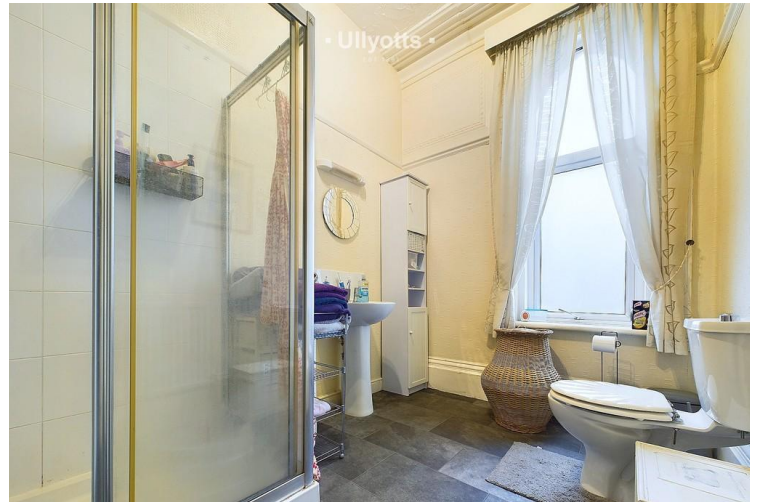
### STAIRCASE TO SECOND FLOOR LANDING

With window to the rear and door to all upstairs rooms and access to third floor attic room.





Bedroom



Ensuite



Bedroom



Bedroom

**BEDROOM**

13' 1" x 10' 11" (4.00m x 3.33m)

With a window to the rear elevation, wash hand basin, radiator and door to:

**ENSUITE**

With vinyl flooring, WC, shower with sliding doors, thermostatic shower over and tiled surround.

**BEDROOM**

12' 11" x 9' 4" (3.94m x 2.86m)

With a window to the front elevation, radiator and door to ensuite with wash hand basin and shower but currently used as storage.

**BEDROOM**

9' 2" x 7' 6" (2.81m x 2.30m)

With a feature shaped window to the front elevation and radiator.

**WC**

With a window to the side elevation, vinyl flooring and WC.

**STAIRCASE TO THIRD FLOOR LOFT ROOM**

**LOFT BEDROOM**

11' 3" x 10' 9" (3.44m x 3.30m)

With Velux window, radiator and eaves storage.

**OUTSIDE**

To the rear the property benefits from two undercover outbuilding that both benefits from power and light and offers access to the rear yard.

To the front, the property sits back from the road and benefits from two off street parking spaces.

**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.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 236 sq m ( 2540 ft<sup>2</sup> )



**COUNCIL TAX BAND - C**

**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.

**RATES**

The property was removed from rates on the 31<sup>st</sup> October 2022

**FLOOR AREA**

The stated “approximate floor area “has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

**VIEWING**

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS





15 Wellington Road

BRIDLINGTON





# ■ Ulllyotts ■

EST 1891



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