

▪ Ulllyotts ▪

EST 1891



17a Brett Street
Bridlington
YO16 4HQ

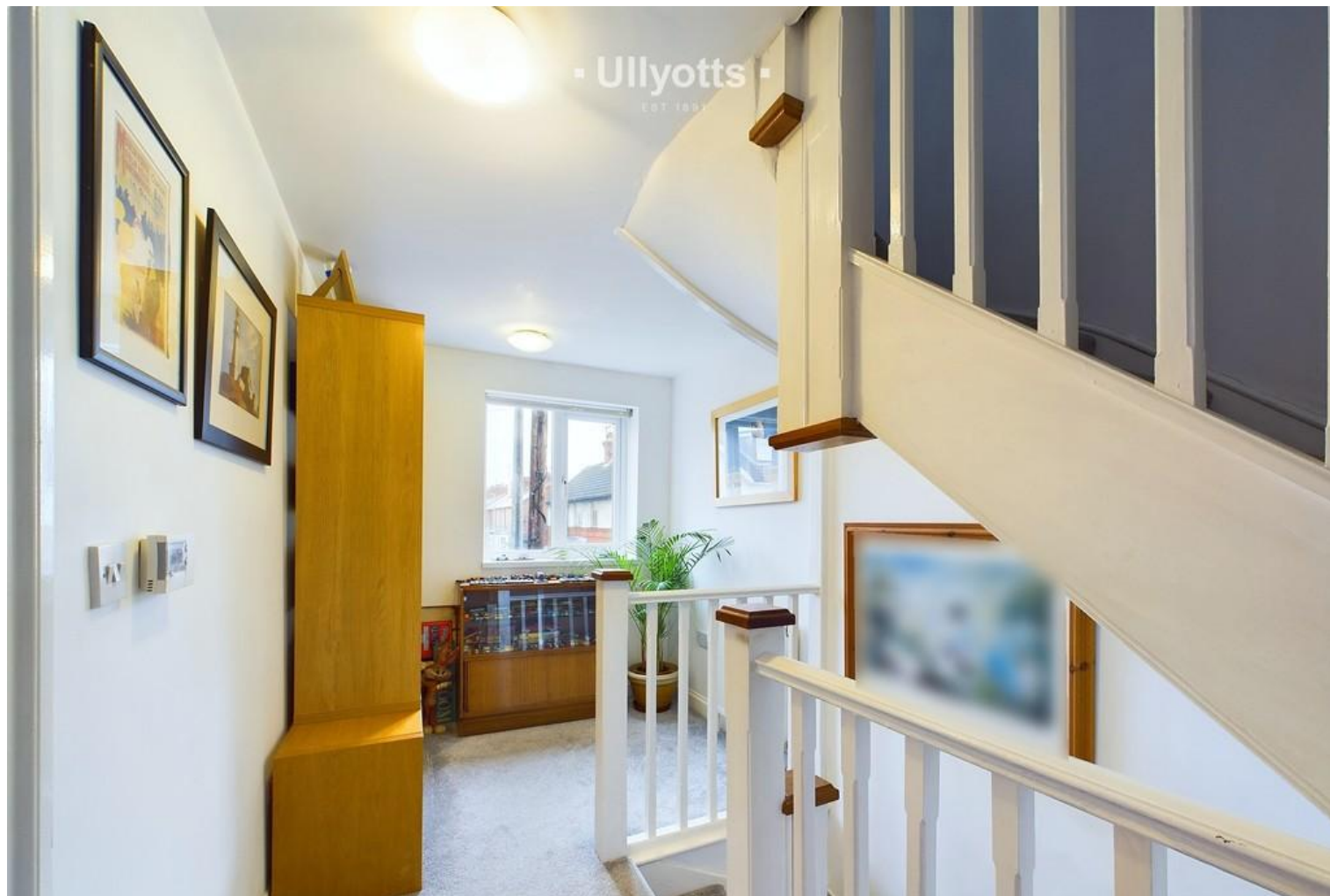
ASKING PRICE OF

£175,000

4 Bedroom Link Detached

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01262 401401



Landing

 4
  1
  2
  Garage
  Gas Central Heating

17a Brett Street, Bridlington, YO16 4HQ

A beautifully presented link-detached home with 3 spacious bedrooms and an additional office room, spread across three floors. Further rooms in the property include a WC, kitchen and utility all on the ground floor level, the first-floor benefits from a large landing area that could be used as an office, crafting area or a little reading nook, the lounge, master bedroom and shower room and the second floor has a further two bedrooms plus an office rooms and bathroom. A south-facing, low-maintenance patio garden sits to the rear of the property, and an integral garage offers secure parking.

The property is situated on Brett Street that sits directly between Quay Road and Brookland Road. It is conveniently located approximately 0.4 miles from Bridlington Train Station, providing easy access to public transport. The area is well-served by local

amenities such as an Aldi, Spar Shop, Fruit and Veg Shop, takeaways, butchers and a bakery. The area is served by excellent schools, including Quay Academy and Burlington Primary Schools (ages 3-11) and Bridlington School (ages 11-18).

Bridlington is a picturesque seaside town on the East Yorkshire coast, renowned for its stunning sandy beaches and historic harbour. It's a popular destination for visitors, offering a charming mix of traditional seaside attractions, such as the promenade, arcades, and fish and chip shops, alongside modern facilities. Bridlington is also a hub for outdoor enthusiasts, with opportunities for coastal walks and exploring nearby landmarks like Flamborough Head and Bempton Cliffs. Its welcoming community and excellent transport links make it a great place to live.



Kitchen



Kitchen



Lounge



First floor landing

Accommodation

ENTRANCE HALL

14' 11" x 3' 4" (4.55m x 1.04m)

Entrance is via uPVC door into the ground floor entrance hall, with tile effect vinyl, glass brick feature that allows natural light from the utility room, a radiator, understairs storage, doors to all downstairs rooms and integral garage and stairs to first floor landing.

WC

5' 2" x 2' 8" (1.58m x 0.83m)

With a window to the front elevation, tiled effect vinyl flooring, WC, corner mounted wash hand basin and radiator.

KITCHEN

11' 3" x 9' 6" (3.43m x 2.90m)

The kitchen features a range of wall, base, and drawer units with a worktop over and tiled splashback. A stainless-steel sink and drainer with a mixer tap are positioned beneath a window to the

rear elevation. Integral appliances include a Logik oven, electric hob, and extractor fan. There is space and plumbing for a washing machine, radiator and tile-effect vinyl flooring and space for a dining table, making it a functional and spacious area for family meals.

UTILITY ROOM

6' 6" x 4' 11" (1.99m x 1.50m)

The utility area features wood-effect vinyl flooring, a window and a uPVC door leading to the rear. It offers space for a fridge freezer and a radiator,

FIRST FLOOR LANDING

15' 0" x 6' 8" (4.59m x 2.04m)

A useable landing area that would be a perfect space for a crafting area, office area or reading nook. With a window to the front elevation, a radiator, doors to all first-floor rooms and a staircase to the second floor.



Bedroom 1



Shower Room



Bedroom 2



Bedroom 3

LOUNGE

14' 7" x 9' 4" (4.46m x 2.85m)

The lounge is bright and airy, with a window to the front elevation, laminate flooring and inset spotlighting. A radiator ensures warmth, while the main focal point is an electric fire with a stylish feature surround, creating a cosy atmosphere for relaxing or entertaining.

BEDROOM 1

11' 2" x 9' 4" (3.42m x 2.87m)

With a window to the rear elevation, laminate flooring, radiator and fitted wardrobes with sliding mirrored doors.

SHOWER ROOM

6' 9" x 5' 1" (2.07m x 1.57m)

This modern shower room features partially tiled walls and a window to the rear elevation, allowing plenty of natural light. With wood flooring, a radiator for added warmth. A double shower tray with a glass screen and thermostatic shower, wash hand basin and WC.

SECOND FLOOR LANDING

9' 6" x 3' 9" (2.91m x 1.16m)

With a loft hatch to a fully boarded loft and pull-down ladder with power and light. Storage cupboard, glass bricks feature offering natural light, and doors to all second floor rooms.

BEDROOM 2

11' 9" x 9' 3" (3.59m x 2.83m)

With a window to front elevation, laminate flooring and radiator.

BEDROOM 3

9' 4" x 8' 5" (2.87m x 2.59m)

With a window to rear elevation, radiator and laminate flooring.

BEDROOM 4 / OFFICE

6' 10" x 4' 11" (2.10m x 1.51m)

Suitable as an office space, with a window to the front elevation, laminate flooring, and radiator.



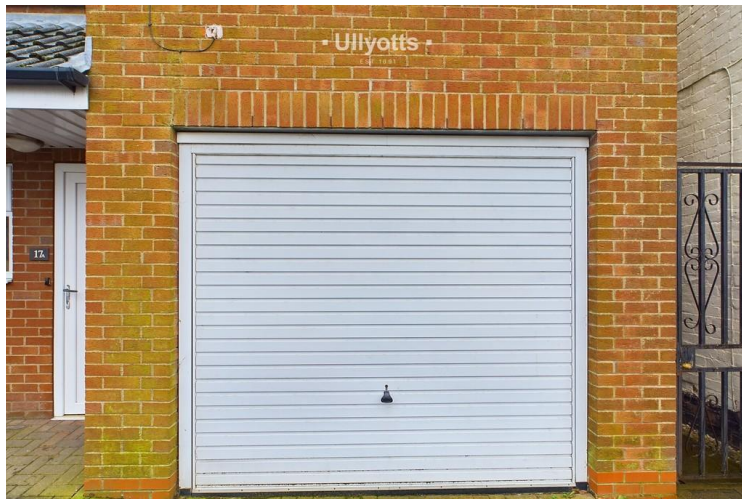
Bathroom



Seating area



Rear Yard



Garage

BATHROOM

6' 9" x 5' 1" (2.08m x 1.55m)

With a window to the rear elevation, wood flooring, panelled bath, WC, wash hand basin, tiled walls and radiator.

GARAGE

With an electric up and over door, power and light connected and wall mounted Ideal boiler.

PARKING

on street or garage.

OUTSIDE

A low maintenance south facing rear patio area and gated passage to the front. The neighbouring property also has access through the passage for bin access.

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 - B

ENERGY PERFORMANCE CERTIFICATE - RATED C

SERVICES

All mains services are available at the property.

The stated EPC floor area, (which may exclude conservatories),
is approximately 95 m² (1022 ft²)



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

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



17a Brett Street

BRIDLINGTON

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