

• Ulllyotts •

EST 1891



22 Fifth Avenue  
Bridlington  
YO15 2LJ

GUIDE PRICE

£400,000

4 Bedroom Detached House

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01262 401401





Lounge

 4
  2
  1
  Garage, Off Road Parking
  Gas Central Heating

## 22 Fifth Avenue, Bridlington, YO15 2LJ

Offered with no onward chain, this beautifully presented 1930's detached house benefits from well-proportioned rooms throughout including a lounge, dining room, kitchen, utility with integral garage, four bedrooms and main family bathroom. To the rear is an immaculate garden with an additional room that we assume would have been the original garage and would be perfect for a sewing room, home office or crafts area.

The Avenues in Bridlington are situated just north of the town centre between Flamborough Road and the North Beach and is a highly sought-after residential location with excellent amenities and schools. Families benefit from a nursery school on Third Avenue, as well as being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Within immediate walking distance of the

stunning North Side beach and promenade, the area offers easy access to coastal walks. Many properties benefit from sea views and a view of the sea is never far away. Nearby on Flamborough Road, residents can enjoy a Tesco Express, fast-food outlets, fish and chip shop, an international delicatessen, bakery, hairdresser and Seabirds public house.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and for being the Lobster capital! It offers a mix of traditional seaside attractions, independent shops, and a bustling promenade. The town is rich in history, with landmarks like Bridlington Priory and Sewerby Hall, while its working harbour adds to its character. With a strong sense of community and easy access to the stunning Yorkshire Wolds, Bridlington is a delightful blend of coastal beauty and vibrant local life.



Entrance Hall



Lounge



Dining Room



Feature Fireplace

## Accommodation

### ENTRANCE PORCH

5' 9" x 2' 4" (1.76m x 0.72m)

The entrance is via a uPVC door into an entrance porch with stained glass windows and a further uPVC door into the main entrance hall.

### ENTRANCE HALL

17' 7" x 6' 10" (5.36m x 2.09m)

The spacious entrance hall is a welcoming space featuring beautiful oak flooring that seamlessly flows into the lounge and dining area. A charming stained-glass window on the side elevation adds character, while elegant feature architraves enhance the traditional style. The staircase leads to the first-floor landing and doors provide access to all downstairs rooms.

### LOUNGE

13' 4" x 12' 4" (4.08m x 3.78m)

The lounge is a bright and airy space, featuring a bay window to the front elevation that fills the room with natural light. A gas fire with a marble hearth and feature surround is the main focal point, while two radiators ensure comfort. Decorative details such as coving and a picture rail enhance the rooms character.

### DINING ROOM

13' 10" x 12' 7" (4.24m x 3.84m)

With a feature fire with a marble hearth and surround, creating a stylish focal point. A radiator provides warmth, while coving and a picture rail add classic detailing. A UPVC door to the rear allows easy access to the rear garden and also offers a pleasant view of the garden whilst dining. An internal door leads to the utility room.

### KITCHEN

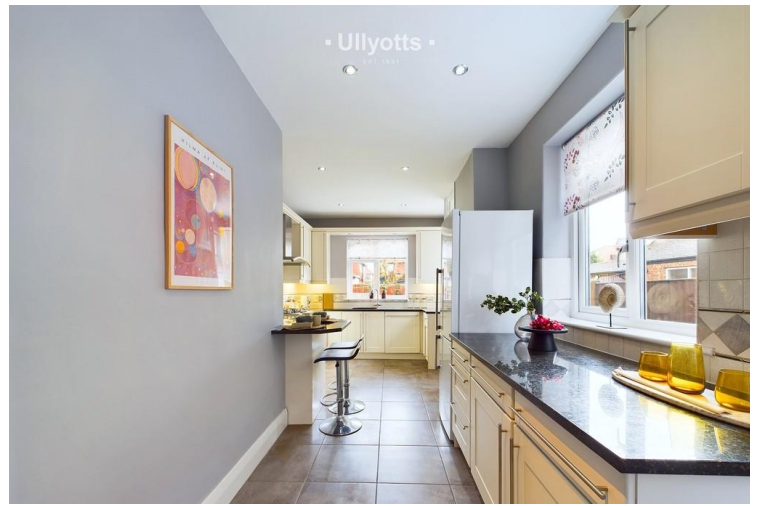
20' 5" x 6' 10" (6.24m x 2.10m)

This stylish and functional kitchen features windows to the side and rear elevations, allowing plenty of natural light to flow in. The tiled flooring is complemented by underfloor heating for added comfort. A range of wall base and drawer units are topped with a sleek marble worktop and tiled splashback. Integrated Neff appliances, include a microwave, oven, five-ring gas hob with an extractor fan over and dishwasher. An inset stainless-steel sink with a mixer tap sits beneath a window overlooking the garden, while a storage cupboard houses the gas central heating boiler. A breakfast bar offers a casual dining area for two people. There is also space for





Kitchen



Kitchen



Utility



WC

a fridge freezer and a uPVC door provides access to the side pathway leading to the rear garden.

### UTILITY ROOM

9' 5" x 6' 8" (2.89m x 2.04m)

The utility room is a practical and well-equipped space featuring a tiled floor and a range of cream gloss wall and base units with a wood effect worktop over. A stainless-steel sink and drainer with a mixer tap sits beneath a window to the rear elevation. An under-counter space accommodates a washing machine. An electric wall heater ensures warmth, and inset spotlighting adds a modern touch. A uPVC door leads to the rear garden, with an additional door providing direct access to the garage.

### WC

5' 10" x 2' 5" (1.78m x 0.75m)

A convenient downstairs WC with tiled flooring and partially tiled walls, a corner wash hand basin, WC, radiator and a window to the side elevation.

### FIRST FLOOR LANDING

20' 4" x 3' 0" (6.22m x 0.92m)

A spacious landing with a stained-glass window to the side elevation, loft access and doors to all rooms.

### BEDROOM 1

13' 5" x 10' 8" (4.10m x 3.26m)

The master bedroom is beautifully presented, featuring a bay window to the front elevation that fills the space with natural light. Thoughtfully designed storage includes a fitted wardrobe, drawer units, and hanging rails, along with a built-in dressing area for added convenience. Decorative coving and picture rails enhance the rooms character, while a radiator ensures warmth and comfort.

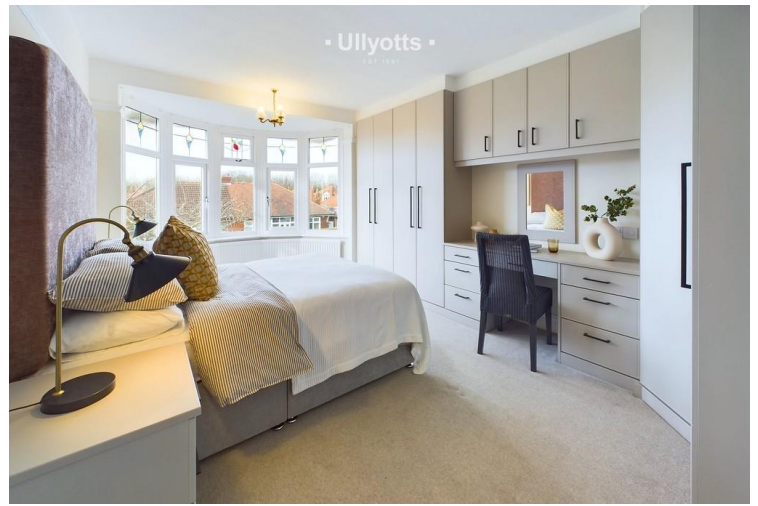
### BEDROOM 2

10' 3" x 10' 2" (3.13m x 3.11m)

With a window to the rear elevation, providing views over the rear garden. The room is equipped with built-in furniture, including drawers, overhead storage and hanging space. Inset spotlighting adds a modern touch and a radiator for warmth.



Landing



Bedroom 1



Bedroom 2



Bedroom 3

### BEDROOM 3

9' 5" x 9' 1" (2.89m x 2.77m)

With a window to the rear elevation, built in drawers and wardrobe storage with hanging space, overhead storage and a radiator.

### BEDROOM 4

8' 7" x 7' 10" (2.64m x 2.41m)

With a window to the front elevation, built in wardrobe and drawer storage and a radiator.

### SHOWER ROOM

10' 5" x 5' 8" (3.19m x 1.75m)

A beautifully presented family bathroom with tile effect click flooring, tiled walls, double shower with glass screen and double headed shower, heated towel ladder, bidet, WC, vanity wash hand basin, two windows to the side elevation, inset spotlighting and extractor fan.

### GARAGE

17' 4" x 10' 1" (5.29m x 3.09m)

With an electric roller door with power and light connected.

### OUTSIDE

An immaculate, east facing, good sized garden that is mainly laid to lawn but does benefit from a patio area and pathway to a greenhouse and air raid shelter that is currently used a garden tool storage. The garden is secured by a fenced boundary with colourful shrub borders.

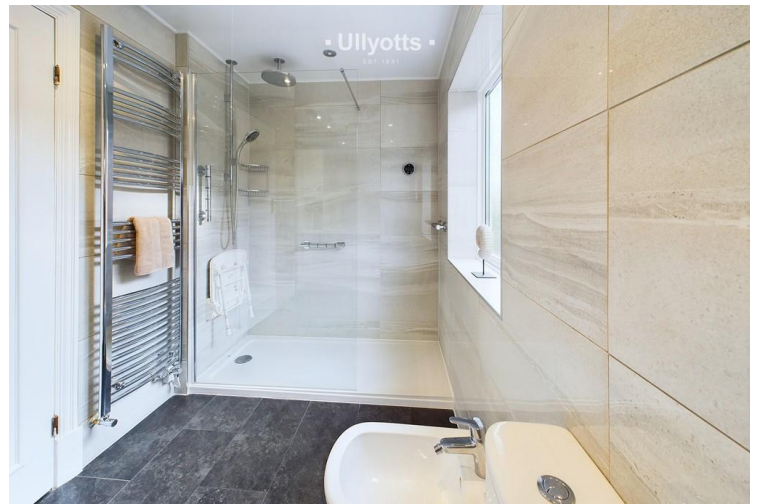
In addition, there is a brick-built room that we assume would have been the original garage that would make a perfect home office or crafts room as the space is well lit by inset spotlighting. It benefits from a uPVC door, windows to the front side and rear with a range of base units with work surface over.

To the front, the property sits behind a low-level wall with a paved area offering off road parking with double wooden gates to the rear. A further off-road parking space is in front of the garage.





Bedroom 4



Shower Room



Shower Room



Craft Room

### 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 - D

### 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.

### VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS





Outbuilding/Craft Room



Utility





Rear elevation



Garden



The stated EPC floor area, (which may exclude conservatories),  
is approximately 130 sq m (1399 m2)



**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



# 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! ”*







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