

▪ Ulllyotts ▪

EST 1891



40 First Avenue  
Bridlington  
YO15 2JP

GUIDE PRICE

£230,000

2 Bedroom Semi-Detached House

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01262 401401





Front Elevation



2



2



1



Off Road  
Parking



Gas Central Heating

## 40 First Avenue, Bridlington, YO15 2JP

This unique semi-detached property offers breath-taking sea views from the lounge and spacious master bedroom, making it a rare find. Featuring a separate dining room, kitchen, two generously sized bedrooms and a modern shower room, the home provides both comfort and practicality. Situated in a desirable coastal location, this one-off property is offered with no onward chain.

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 coastal town known for its beautiful sandy beaches, historic Old Town, and bustling harbour. A seaside destination that offers a mix of traditional charm and modern amenities, including independent shops, seafood outlets, ice-cream parlours and family-friendly attractions. The town also benefits from the Bridlington Spa entertainment venue, home for music concerts and shows and a modern leisure centre. With excellent transport links and a blend of tourism and residential appeal, Bridlington is an ideal location for both visitors and residents.



Entrance Hall



Lounge



Lounge / Dining Room



Dining Room

## Accommodation

### ENTRANCE PORCH

4' 3" x 3' 6" (1.31m x 1.07m)

The main entrance is via a front entrance porch with a window to the front and side elevation and door into the dining room.

### LOUNGE

14' 6" x 10' 5" (4.44m x 3.18m)

With a large window to the rear elevation allowing natural light to flood the space and offering a fabulous view with a radiator beneath, a door to the rear lobby and archway to:

### DINING ROOM

11' 1" x 10' 6" (3.40m x 3.22m)

With a window to the front elevation, radiator and door to:

### KITCHEN

11' 0" x 9' 5" (3.36m x 2.89m)

With a range of wall, base and drawer units with a work top over, tiled splashback and vinyl flooring. A 1 1/2 composite sink and drainer with a mixer tap over sits

beneath a window to the front elevation. Fitted appliances include an electric hob with fitted extractor fan over, a double oven, radiator and space for a fridge freezer and dishwasher. A door to a pantry offers additional storage space.

### REAR LOBBY

5' 6" x 2' 8" (1.68m x 0.82m)

With a storage cupboard, radiator, stairs to the first floor landing and door to rear porch.

### REAR PORCH

5' 0" x 3' 4" (1.54m x 1.02m)

With a window to the rear and side elevation, tiled flooring and a uPVC door offering access to the rear garden.

### FIRST FLOOR LANDING

6' 5" x 3' 8" (1.97m x 1.13m)

With a window to the side elevation, storage cupboard, loft access and doors to all rooms.





Kitchen



Kitchen



Bedroom 1



Bedroom 2

### BEDROOM 1

17' 4" x 10' 6" (5.30m x 3.21m)

A large master bedroom that offers fabulous views through two rear facing windows, a vanity wash hand basin, radiator and a storage cupboard. This bedroom would benefit from having a seating area to look over the beautiful view.

### BEDROOM 2

12' 2" x 10' 7" (3.71m x 3.24m)

Another good sized bedroom with a window to the front elevation, radiator and storage cupboard.

### SHOWER ROOM

6' 10" x 4' 7" (2.09m x 1.41m)

A refitted shower room with a walk in shower with a glass screen and thermostatic shower, wash hand basin, radiator, extractor fan, window to the front elevation, partially tiled walls and vinyl flooring.

### WC

6' 10" x 2' 8" (2.09m x 0.82m)

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

### PARKING

The front of the property offers a hard standing crazy paving area that offers parking for at least two vehicles.

### OUTSIDE

Access to the rear is offered via a pathway from the front of the property.

To the rear lies a garden with a low level fenced boundary offering beautiful views of the well maintained council gardens and northside sea front. The garden is mainly decking and paving offering a low maintenance space suitable for dining and seating. A shed offers space for garden tools and storage. An additional piece of garden also belongs to the property and sits beyond the fencing and would be suitable as an additional seating area closer to the sea or alternatively could be used as a vegetable patch.

### CENTRAL HEATING

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



WC



Shower Room



Rear Garden



Bridlington Beach

## 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.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - C

## ENERGY PERFORMANCE CERTIFICATE - RATED D

## 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





40 First Avenue

BRIDLINGTON

The stated EPC floor area, (which may exclude conservatories),  
is approximately 90 m<sup>2</sup> (968 ft<sup>2</sup>)



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



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