

Ulllyotts
EST 1891



39 Watsons Avenue
Bridlington
YO16 7PS

ASKING PRICE OF

£120,000

2 Bedroom Mid Terraced House

Est. 1891
Ulllyotts
Estate Agents

01262 401401



Lounge



39 Watsons Avenue, Bridlington, YO16 7PS

This mid-terrace house offers a comfortable two-bedroom layout along with a living room, dining kitchen, downstairs bathroom and a separate WC upstairs. The front garden is designed for easy maintenance, while the enclosed, fenced rear garden is paved for convenience and includes a timber shed for additional storage.

Watsons Avenue in Bridlington is a residential street conveniently situated between Sewerby Road and Marton Road, providing easy access to local amenities and transport links. This well-established area offers a mix of housing and is within close proximity to schools including Burlington, New Pasture Lane and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18). Shops, including a convenience store on Sewerby Road and a parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and

hairdresser. Its location allows for a short journey to both the town center and the scenic coastline, making it a desirable spot for families and individuals alike.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and vibrant promenade. Offering a mix of traditional seaside attractions, independent shops, ice-cream parlours and fresh seafood, it is a popular destination for visitors and a welcoming community for residents. The town offers a rich maritime history, with landmarks such as Bridlington Priory and Sewerby Hall adding to its cultural appeal. With excellent transport links, scenic coastal walks, and a friendly atmosphere, Bridlington combines seaside charm with modern convenience.



Virtually Staged Lounge



Kitchen



Virtually Staged Kitchen



Bedroom 1

Accommodation

ENTRANCE HALL

The entrance is via a uPVC door with a staircase to the first floor landing and a door leading through to the main living area.

LIVING ROOM

11' 11" x 9' 11" (3.64m x 3.04m)

The lounge offers a window to the front elevation allowing natural light, coving, radiator and the main focal point is an electric fire with a feature surround. A door leads into the kitchen.

KITCHEN

13' 3" x 11' 0" (4.04m x 3.35m)

The kitchen benefits from a range of wall, base and drawer units with a worktop over, tiled splashback and vinyl flooring. A sink with a draining board and a mixer tap over sits beneath a window to the rear elevation. Fitted appliances include an electric oven, electric hob and fitted extractor fan. Coving, radiator and two storage cupboards offer additional space. A further door leads to a rear lobby with a uPVC door to the rear and a door to:

REAR LOBBY

With a uPVC exit door.

GROUND FLOOR BATHROOM

6' 8" x 5' 4" (2.04m x 1.63m)

With tiled walls and vinyl flooring, panelled bath with Triton electric shower over, wash hand basin, WC, radiator, window to the rear elevation and wall mount gas central heating boiler.

BEDROOM 1

11' 3" x 10' 0" (3.43m x 3.05m)

The master bedroom benefits from a window to the front elevation, coving and radiator.



Virtually Staged Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2



Separate WC

BEDROOM 2

12' 0" x 9' 9" (3.66m x 2.97m)

With a window to the rear elevation, coving and radiator.

SEPARATE WC

With WC, wash hand basin and window to rear elevation.

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.

OUTSIDE

To the rear lies a private west facing garden with fenced boundary that is low maintenance as it is mainly gravel and patio. Gated rear access. To the front, the property sits back from the road behind a fenced forecourt again that offers a low maintenance front garden. Gate access and pathway offers access to the main front entrance.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services connected are available.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED C



Ground Floor Bathroom



Rear Elevation



Rear Elevation

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.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment (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

The digitally calculated floor area is 63 sq m (678 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area⁽³⁾
32.01 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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