

Ulllyotts

EST. 1891



39 St Thomas Road
Bridlington
YO16 4ED

GUIDE PRICE

£170,000

3 Bedroom Semi-Detached House

Ulllyotts

EST 1891

01262 401401



Garden

 3
  2
  1
  Garage, Off Road Parking
  Gas Central Heating

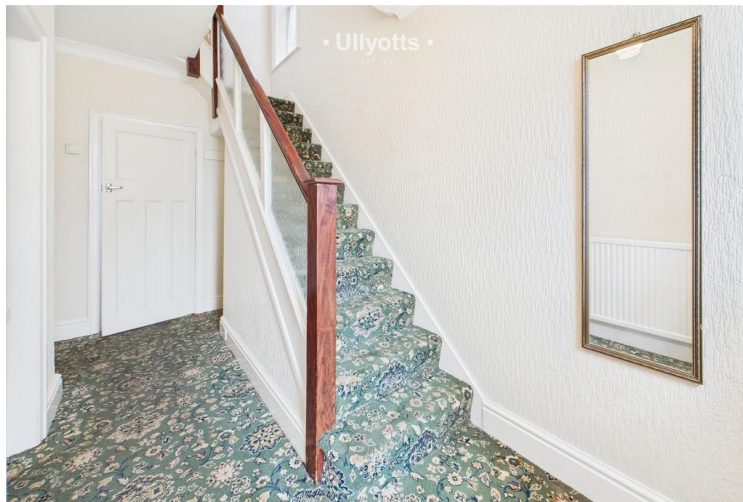
39 St Thomas Road, Bridlington, YO16 4ED

Situated in a sought-after location, this traditional semi-detached home offers generous living space offered with no onward chain. Lovingly maintained over the years, the property features a lounge, separate dining room, kitchen, three bedrooms, a family bathroom and a separate WC. While the home would benefit from some modernisation, it offers beautiful front and rear gardens, a garage, summerhouse, greenhouse, and off-road parking. This charming property presents a fantastic opportunity to create a wonderful family home.

The Saints area in Bridlington is just north of the town centre and is a vibrant and well-served location, ideal for families and professionals. Nestled between Fortyfoot and St. John's Street, the area benefits from a wide range of amenities, including a nursery, hairdresser, café, fish and chip shop, convenience store and beauticians. Aldi is also within comfortable walking distance. The Queensgate Park is a pleasant green open recreational

space. Dukes Park is the home to Rugby, Football, Tennis and Bowls and is a great open green space. The area is also served by excellent educational facilities including Bay Primary (ages 3-11), Martongate Primary (ages 3-11), Headlands School (ages 11-18) and East Riding College.

Bridlington is a charming coastal town in East Yorkshire, celebrated for its award-winning beaches, historic harbour and proudly having the title of the lobster capital. With a delightful blend of seaside tradition and modern amenities including seafood eateries, ice-cream parlours along with Bridlington Spa, the historic Old Town, and the scenic promenades along North and South Beaches. Excellent transport links, including a railway station on the Yorkshire Coast Line, provide easy access to nearby cities like Hull and Scarborough. Bridlington's unique character and coastal charm make it an ideal location for both residents and visitors alike.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

13' 3" x 5' 11" (4.04m x 1.81m)

Entrance to the property is via French doors leading into a welcoming porch, complete with tiled flooring and shelving for added storage. A glazed door opens into the main entrance hall, which features a radiator, coving and an understairs storage cupboard. Doors lead to the ground floor rooms and a staircase rises to the first-floor landing.

LOUNGE

13' 9" x 12' 1" (4.21m x 3.70m)

The lounge is a bright and inviting space, featuring a charming bay window to the front elevation that fills the room with natural light. Character details include coving, a hand-painted ceiling border and decorative cornice. A gas fire with a brick surround provides a cosy focal point, complemented by a radiator for added warmth.

DINING ROOM

14' 0" x 11' 2" (4.27m x 3.41m)

The dining room serves as a versatile second reception space, featuring coving and a window to the rear

elevation that overlooks the garden. A brick feature fireplace with an electric fire in situ adds character and is the main focal point of the space and includes built-in shelving offers practical storage. A radiator ensures comfort, making this an ideal room for family dining or entertaining.

KITCHEN

17' 3" x 6' 8" (5.28m x 2.04m)

The spacious kitchen is filled with natural light from two side-facing windows and an additional window to the rear elevation, offering lovely views over the garden whilst a uPVC door provides convenient access to the side of the property. The kitchen is well-equipped with a range of wall, base, and drawer units, complemented by a tiled splashback, worktop over and a fitted breakfast bar ideal for casual dining. A stainless steel sink and drainer with a mixer tap and a wall-mounted gas central heating boiler is also in place. There is ample space for under-counter appliances, including a fridge, freezer, washing machine, and oven, complete with a fitted extractor fan.



Kitchen



Landing



Bedroom 1



Bedroom 2

LANDING

11' 1" x 3' 11" (3.40m x 1.21m)

The landing benefits from a window to the side elevation, allowing natural light to brighten the space. It features coving, a loft hatch providing access to a part-boarded loft for additional storage and doors leading to all bedrooms, the family bathroom and separate WC.

BEDROOM 1

14' 1" x 8' 11" (4.30m x 2.73m)

The master bedroom is a bright and spacious room featuring a charming bay window to the front elevation. Additional features include coving, a radiator and a fitted storage cupboard offering useful hanging space and shelving.

BEDROOM 2

14' 0" x 9' 7" (4.29m x 2.94m)

The second bedroom benefits from a window to the rear elevation with views over the garden, and features coving and a radiator for added comfort. It also includes a fitted storage cupboard and a practical dressing area complete with drawers and a fitted mirror, providing a well-organised and functional space.

BEDROOM 3

7' 10" x 7' 1" (2.40m x 2.18m)

Bedroom 3 features a window to the front elevation, allowing for natural light, and includes a radiator, making it a cosy and functional space-ideal as a single bedroom, home office, or nursery.

BATHROOM

7' 2" x 5' 8" (2.19m x 1.75m)

The bathroom features a window to the rear elevation, providing natural light and ventilation. It includes a panelled bath with a thermostatic shower over, a wash hand basin and a radiator. Partially tiled walls add a practical touch, while fitted storage with shelving and housing for the hot water tank offers a useful space for linen and towels.

WC

4' 5" x 2' 6" (1.37m x 0.78m)

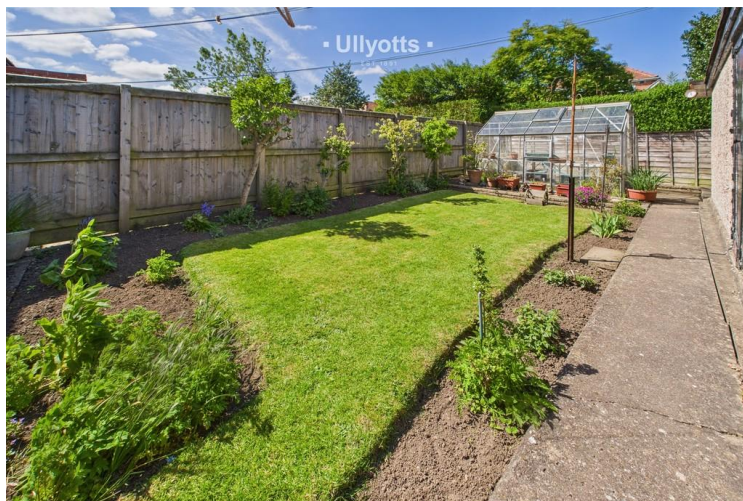
With tile effect vinyl flooring, a window to the side elevation and a WC.



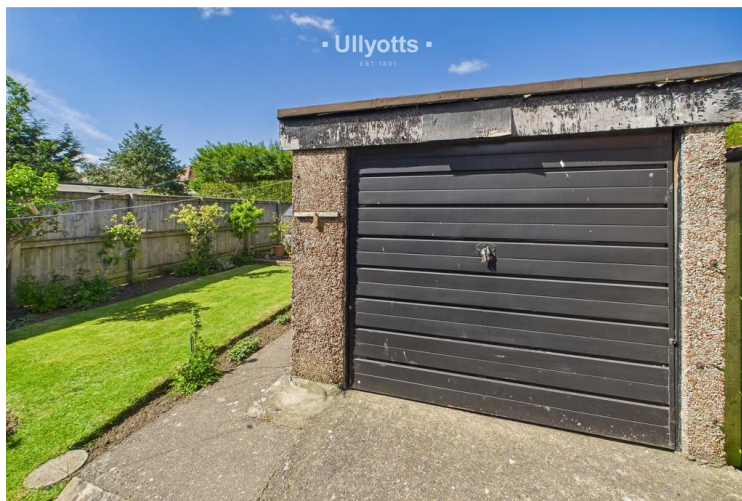
Bedroom 3



Bathroom



Garden



Garage

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.

GARAGE

The garage benefits from an up and over door with power and light connected and a personnel door into the garden.

SUMMERHOUSE/ POTTINGSHED

To the rear of the garage is an additional versatile space with its own separate entrance. Previously used as a sunroom and summer house, this area offers flexible potential and could easily be adapted into a home office, hobby room, or potting shed.

OUTSIDE

To the front, the property sits back from the road behind a low-level wall, with double gates opening to a private parking space. The front garden is attractively landscaped with colourful flower beds and provides access to both

the rear garden and the garage.

The rear garden is a true highlight-immaculately maintained and mainly laid to lawn, it features vibrant borders, a hardstanding area perfect for outdoor dining or seating and a greenhouse, making it an ideal space for both relaxation and gardening enthusiasts.

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 - B

ENERGY PERFORMANCE CERTIFICATE – RATED D

The stated EPC floor area, (which may exclude conservatories),
is approximately 112 m² (1205 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

Testimonials

“Ullyotts 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. Ullyotts 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 Ullyotts 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 Ullyotts. Great Job!”

■ Ulllyotts ■

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