



Ulllyotts
Estate Agents

32 Meadow Road
Bridlington
YO16 4TD

ASKING PRICE OF

£99,950

2 Bedroom Mid Terraced House

■ **Ulllyotts** ■
EST 1891

01262 401401



Rear Garden



32 Meadow Road, Bridlington, YO16 4TD

This mid-terraced home offers two reception rooms, a kitchen, two bedrooms, and a family bathroom. With gas central heating, uPVC double glazing, and a large secure rear garden with two brick-built storage sheds, ideal for a first-time buyer or investor looking to put their own stamp on a property.

The West Hill area is west of the town centre and is a popular and well-connected location, perfect for families and professionals. The area is served by Hilderthorpe Primary School (ages 3-11) and Bridlington School (ages 11-18). Bridlington Hospital is nearby. A parade of shops includes a pharmacy, convenience store, bakery, fish and chip shop and hairdresser, all conveniently situated opposite a play park and St. Mark's Church and community centre. The area is readily accessible to Morrisons, Farnfoods, Curry's, McDonald's and Pets at

Home, providing excellent convenience for everyday needs. A bus route serves the area and offers frequent bus services to and from the town centre.

Bridlington is a charming seaside town known for its sandy beaches, bustling harbour and traditional seaside attractions, it offers a perfect mix of coastal beauty and local heritage. The town features a historic Old Town area with quaint streets, independent shops and cosy cafés, while the seafront boasts family-friendly amusements, fish and chip shops and a scenic promenade. Bridlington also has a thriving fishing industry and it known as the lobster capital with fresh seafood readily available. With excellent transport links, a range of amenities, nearby countryside and coastal walks, it's a popular destination for both tourists and residents alike.



Entrance



Lounge



Lounge



Dining Area

Accommodation

ENTRANCE HALL

11' 6" x 5' 10" (3.52m x 1.80m)

Entrance to the property is gained via a wooden door leading into the main entrance hall. The hall includes a window to the front elevation, providing natural light to the space. It offers direct access to all ground floor rooms and a staircase to the first-floor landing.

LOUNGE

14' 7" x 10' 11" (4.45m x 3.34m)

With a window to the front elevation, this reception room features a gas fire with a tiled hearth and surround, a radiator for warmth and an open archway leading through to the adjoining room, creating a light and connected living space.

DINING SPACE

9' 5" x 5' 11" (2.88m x 1.82m)

The dining space features a window to the rear elevation, allowing for natural light, a radiator for comfort, and a door leading through to the kitchen.

KITCHEN

8' 11" x 7' 4" (2.73m x 2.26m)

The kitchen features a window to the rear elevation and a door providing access to the garden. Fitted with a range of wall, base, and drawer units with a worktop over, a stainless steel sink and drainer, pantry cupboard and space for an oven, the space is functional but could benefit from some modernisation to suit personal taste.

LANDING

6' 3" x 5' 2" (1.93m x 1.60m)

With loft hatch and doors to all rooms.

BEDROOM 1

14' 1" x 9' 4" (4.31m x 2.87m)

The main bedroom is a generously sized room featuring a window to the front elevation, a built-in storage cupboard and a radiator, offering a comfortable and functional space.



Kitchen



Kitchen



Landing



Bedroom 1

BEDROOM 2

10' 6" x 8' 10" (3.22m x 2.70m)

The second bedroom benefits from a window overlooking the rear garden, an airing cupboard housing the hot water tank, a wall-mounted gas central heating boiler and a radiator.

BATHROOM

6' 4" x 5' 5" (1.95m x 1.66m)

The bathroom features a window to the rear elevation, a panelled bath, wash hand basin, WC, electric wall heater, and radiator. While functional, the space may benefit from general updating.

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.

PARKING

On-road parking. No parking permits required in this location.

OUTSIDE

To the rear, a large gravelled garden is enclosed by a fenced boundary and features a paved pathway leading to a gated rear access-perfect for bins. Two brick-built storage sheds provide ample outdoor storage.

At the front, the property is set back from the road behind a neatly lawned frontage.

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.



Bedroom 2



Bathroom

COUNCIL TAX BAND - A

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

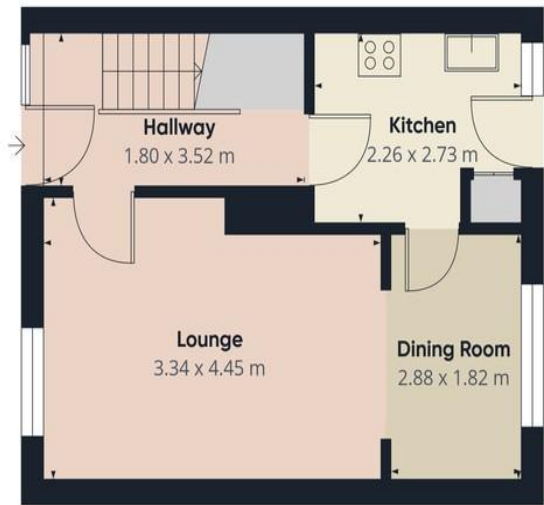
Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

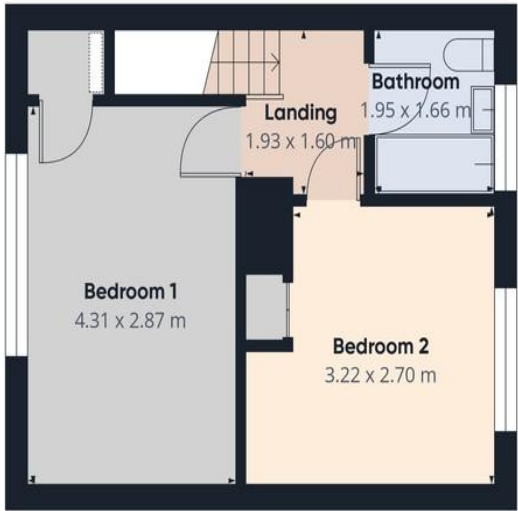
FLOOR AREA

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 stated EPC floor area, (which may exclude conservatories),
is approximately 62 sq m (667 ft2)



Floor 0



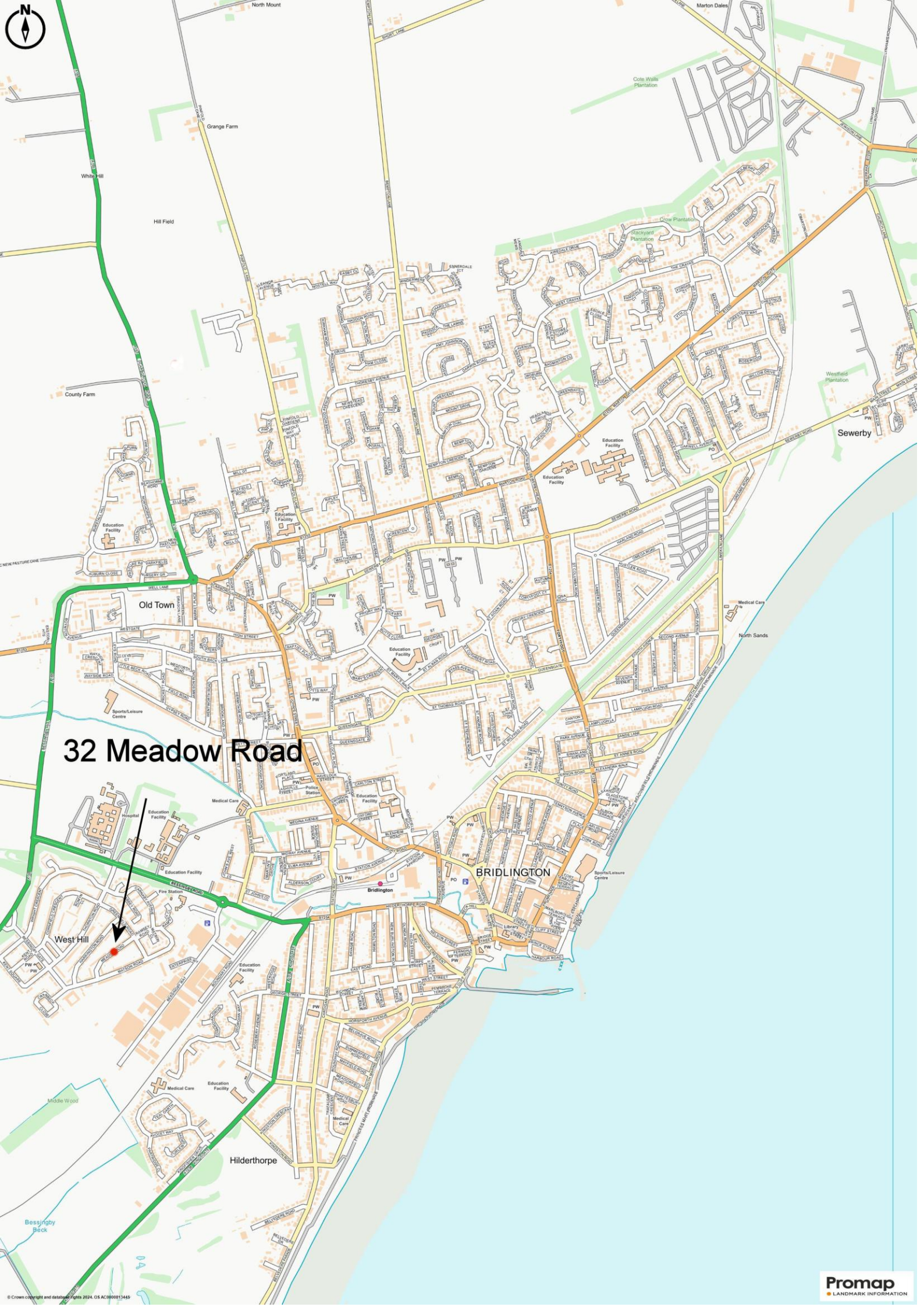
Floor 1

Approximate total area⁽¹⁾
61.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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BRIDLINGTON

Sewerby

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 RICS

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