



13 Thornton Road
Bridlington
YO16 4QZ

ASKING PRICE OF

£139,950

3 Bedroom Mid Terrace



Rear Elevation



3



2



1



On Road
Parking



Electric Heating

13 Thornton Road, Bridlington, YO16 4QZ

A good-sized, double fronted, three-bedroom mid-terrace house, potentially in need of some updating, featuring a lounge, kitchen-diner, conservatory, three bedrooms and a main family bathroom. The property also benefits from an immaculate rear garden with brick stores.

Situated within an established residential area known as West Hill, lying to the west side of Bridlington and being served by its own bakery, pharmacy, convenience store and public transport links. There is also a nationally named supermarket within immediate walking distance. The schools that serve the local area are Hilderthorpe Primary School, Our Lady St Peters Catholic School and Bridlington Secondary school.

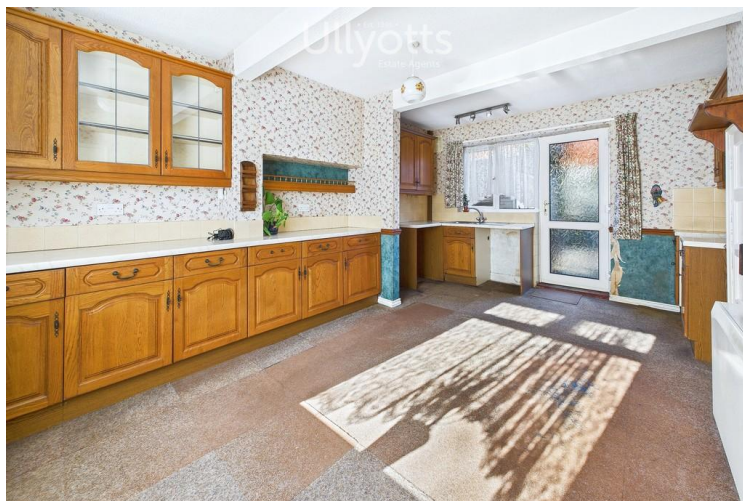
Bridlington is a charming seaside town on the East Yorkshire coast of England, known for its picturesque beaches, historic harbour, and vibrant promenade. The town is split into two main areas: the town centre, with its shops, promenade, restaurants and the quieter Old Town, showcasing cobbled streets, historic buildings, and unique boutiques. Popular attractions include the Bridlington Spa, Sewerby Hall and Gardens, and Bempton Cliffs, a haven for birdwatching. Bridlington offers a blend of traditional seaside charm and modern amenities, making it a popular destination for tourists and a pleasant place to live.



Entrance Hall



Lounge



Dining Kitchen



Kitchen

Accommodation

ENTRANCE PORCH

6' 11" x 5' 4" (2.13m x 1.63m)

The property is entered via a uPVC door into a light and airy porch, leading through a further uPVC door to the main entrance hall.

ENTRANCE HALL

The hall features stairs to the first-floor landing, with doors providing access to the lounge and the dining kitchen.

LOUNGE

16' 8" x 9' 5" (5.10m x 2.89m)

The lounge is a good-sized, bright room with a window to the front elevation and sliding doors opening to the conservatory. It features an electric heater, a feature fireplace, coving, and a convenient storage cupboard.

DINING KITCHEN

16' 9" x 10' 11" (5.11m x 3.35m)

The kitchen is spacious enough for a dining table and features a range of wall, base, drawer, and display units with a work surface and tiled splashback. A 1½ sink with

drainer and mixer tap is positioned beneath a rear-facing window, with an additional front window bringing in more light. A door provides access to the garden, and there is space for appliances including a fridge freezer, washing machine, dishwasher, oven and an electric storage heater.

CONSERVATORY

8' 9" x 8' 4" (2.69m x 2.55m)

Made from uPVC and brick construction, tiled flooring, views of the well maintained garden and a uPVC door for rear access.

FIRST FLOOR LANDING

8' 8" x 5' 5" (2.65m x 1.66m)

The first-floor landing features a window to the rear elevation, two storage cupboards (one housing the hot water tank), a loft hatch, and doors leading to all rooms.

BEDROOM 1

13' 4" x 10' 11" (4.07m x 3.33m)

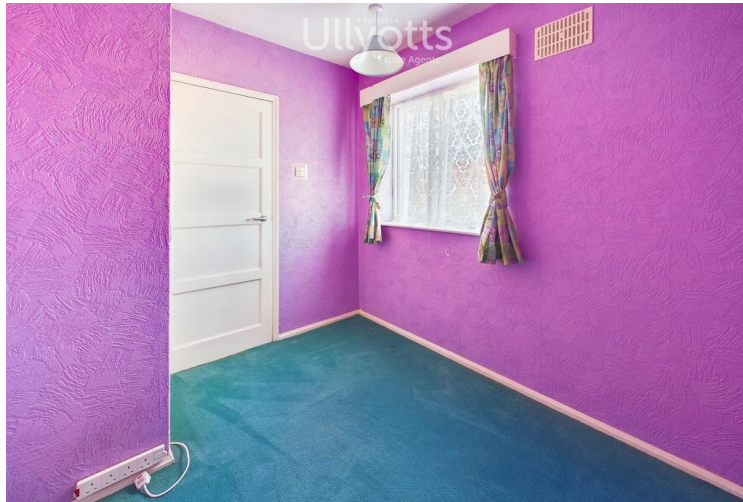
The first bedroom features three windows to the front elevation and a storage cupboard with a hanging rail.



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

BEDROOM 2

11' 1" x 8' 11" (3.40m x 2.74m)

The second bedroom features two windows to the front elevation and includes a storage cupboard with a hanging rail.

BEDROOM 3

9' 1" x 7' 3" (2.78m x 2.22m)

The third bedroom features a rear-facing window and includes a storage cupboard.

BATHROOM

7' 4" x 5' 5" (2.25m x 1.67m)

The family bathroom features tiled floors and partially tiled walls around the panelled bath. It also includes a wash hand basin, WC, a rear-facing window and an electric radiator.

HEATING

Electric Heating

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

OUTSIDE

To the front, the property benefits from a lawned area with a pathway leading to the main entrance. A side passage, shared with the neighbour for bin access, leads to the rear garden. The rear garden is immaculate, featuring a patio area and a lawn bordered by an apple tree, colourful shrubs, and plants. A large store with uPVC doors, including an outdoor WC, provides convenient garden storage.

TENURE

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

SERVICES

All mains services other than gas are available at the property.



Patio Area



Garden



Patio Area



Garden

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED E

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.

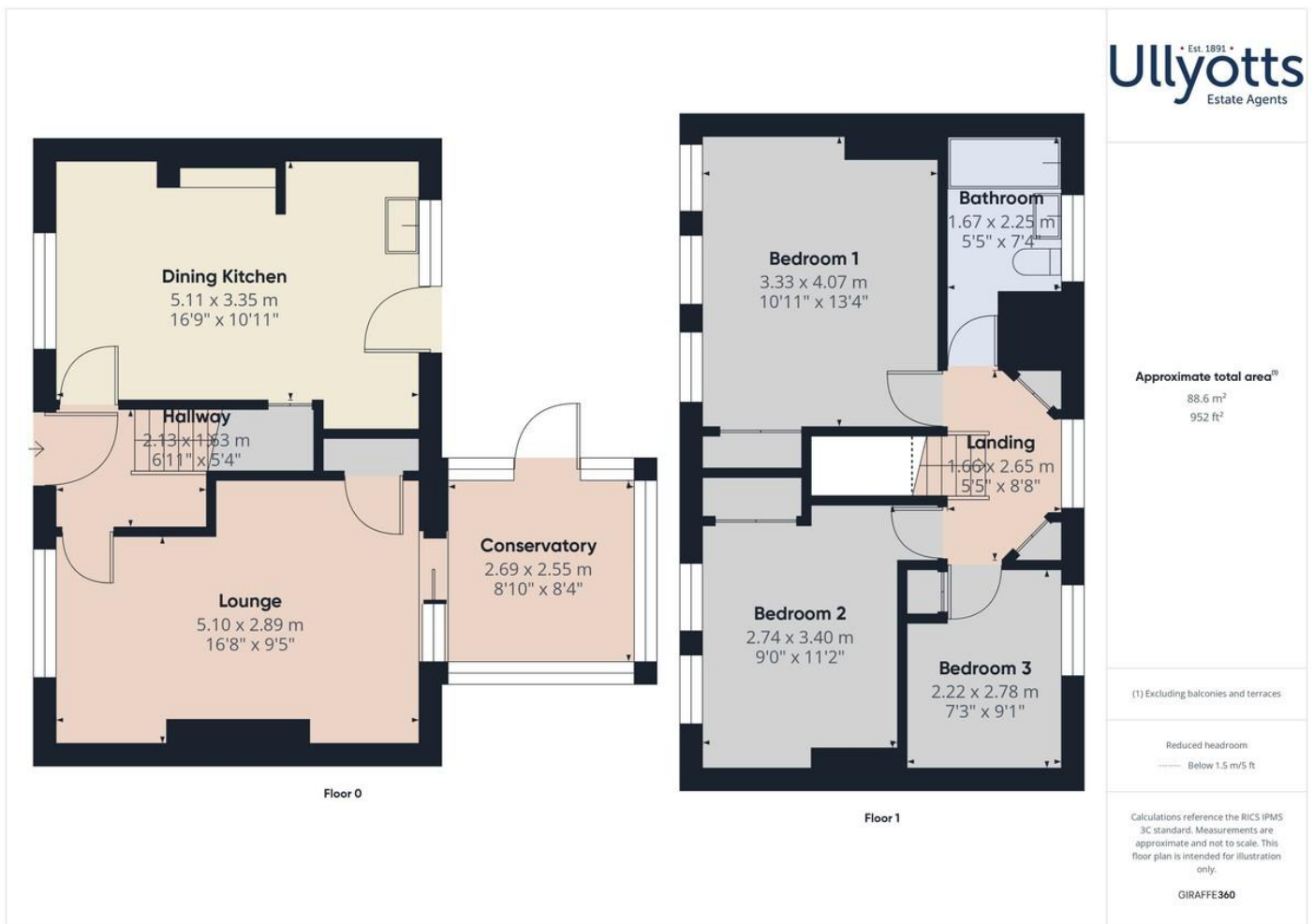
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The digitally calculated floor area is 88.6 sq m (952 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





13 Thornton Road

BRIDLINGTON

Sewerby

Old Town

Hilderthorpe

West Hill

▪ Est. 1891 ▪
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