



33 Westbourne Avenue
Bridlington
YO16 4PD

GUIDE PRICE

£105,000

2 Bedroom Mid-Terrace House



Lounge



2



1



1



On Road
Parking



Gas Central Heating

33 Westbourne Avenue, Bridlington, YO16 4PD

This two-bedroom mid-terrace home has been recently updated with a new roof and boiler, offering a welcoming lounge, fitted kitchen with utility and a downstairs bathroom, while upstairs features two bedrooms. Outside, the recently laid stone patio yard provides a low-maintenance space to enjoy, with convenient bay parking available at the bottom of the road – a ready-to-move-into property ideal for first-time buyers or investors.

Westbourne Avenue is close to the town centre being a vibrant and convenient location. The area is served by Quay Academy (ages 3-11) and Bridlington School (ages 11-18). Nearby are convenience stores and supermarkets including Co-op, Aldi, Spar, One Stop, Lidl, B&M and Tesco. Dining options feature a range of restaurants, including Chinese and Indian cuisine, as well as popular

fish and chips and pizza takeaways. A nearby parade of shops on Quay Road offers a fruit and veg shop, butcher and hairdresser, ensuring all essentials are within easy reach.

Bridlington is a charming seaside town on the East Yorkshire coast, perfect for family living. It offers a great blend of coastal beauty and everyday convenience, with sandy beaches, a picturesque harbour and a vibrant promenade and sea front. The town offers a range of schools, shops, leisure facilities and parks, along with excellent transport links to nearby towns and cities. With a strong sense of community and plenty of outdoor activities, Bridlington is an ideal location for families seeking a balanced and enjoyable lifestyle.



Lounge



Kitchen



Kitchen



Utility

Accommodation

LOUNGE

10' 7" x 10' 6" (3.24m x 3.21m)

Entrance to the property is via a modern composite door leading directly into the lounge, which features a front-facing window, feature wallpaper with decorative inset arches, coving, radiator and attractive grey wood-effect laminate flooring. A door from the lounge provides access through to the kitchen.

KITCHEN

11' 7" x 9' 0" (3.54m x 2.76m)

The kitchen is fitted with a range of wall and base units complemented by work surfaces, tiled splashbacks and tiled flooring, with space for appliances including a fridge-freezer and oven. A useful understairs storage cupboard is also provided, along with a radiator, rear-facing window and stairs to the first floor. A door leads through to the utility area.

UTILITY ROOM

8' 8" x 4' 8" (2.65m x 1.43m)

The utility room continues the tiled flooring from the kitchen and provides additional wall and base units with worktop space, tiled splashbacks and a stainless steel sink with drainer and mixer tap. There is under-counter space and plumbing for a washing machine, along with a storage cupboard housing the gas central heating boiler. A UPVC door opens to the patio, with an internal door leading through to the bathroom.

BATHROOM

7' 4" x 5' 5" (2.24m x 1.67m)

The downstairs bathroom is fitted with a panelled bath featuring a thermostatic shower and folding glass screen, alongside a wash hand basin and WC. Finished with tiled flooring and walls, inset spotlighting and a heated towel ladder.



Bedroom 1



Bedroom 2



Bathroom



Side Passage

FIRST FLOOR LANDING

2' 5" x 2' 4" (0.74m x 0.73m)

The first-floor landing provides access to both bedrooms.

BEDROOM 1

10' 8" x 10' 8" (3.27m x 3.27m)

The first bedroom features laminate flooring, a convenient storage cupboard, coving, radiator, and a front-facing window that fills the room with natural light.

BEDROOM 2

9' 4" x 9' 0" (2.85m x 2.76m)

The second bedroom features a rear-facing window, coving and a radiator.

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, the property enjoys a pleasant paved yard, perfect for outdoor seating, with gated access to a rear pathway for bins.

PARKING

Parking is available on street, with recently added bay parking at the bottom of the road offering bay parking spaces on a first-come, first-served basis equipped with a shared EV charging point.

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.



Yard



Rear of Property



Front Elevation

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED C

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.

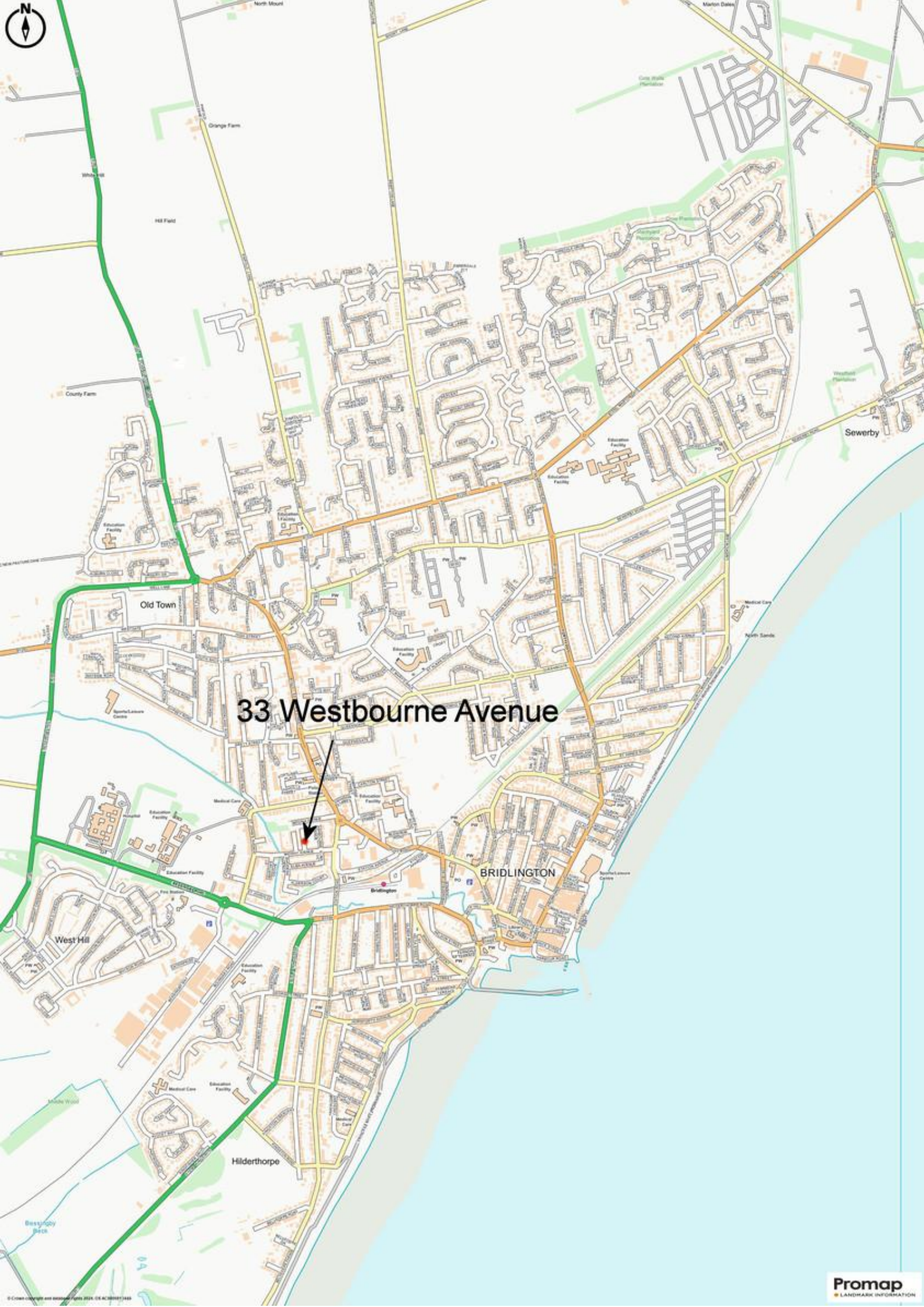
VIEWING

Strictly by appointment with Ullyotts 01262 401401
Option 1

Regulated by RICS

The digitally calculated floor area is (49.1 m2). This area may differ from the floor area on the Energy Performance Certificate.





33 Westbourne Avenue

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