



Ulllyotts
Estate Agents

25 New Burlington Road
Bridlington
YO15 3HT

OFFERS IN REGION OF

£139,950

3 Bedroom End Terrace House

Ulllyotts
Estate Agents

01262 401401



Rear Yard

 3
  2
  1
  Off Road Parking
  Gas Central Heating

25 New Burlington Road, Bridlington, YO15 3HT

This spacious three-bedroom end-terrace house that offers versatile living with two inviting reception rooms, kitchen and a bright sun room overlooking the rear yard with a convenient WC. Upstairs features three bedrooms and a modern family bathroom. Outside, the property benefits from a front garden and a rear yard with gated access for parking via Olinda Road - an ideal home for families or first-time buyers looking to add their own stamp to a home.

New Burlington Road is situated close to many amenities including all local schools the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views and The Spa all within walking distance. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its stunning sandy beaches, historic harbour and vibrant seaside atmosphere. The town offers a mix of traditional seaside attractions, like promenades and ice cream parlours, alongside modern amenities, including shops, restaurants and the Leisure Centre.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

13' 1" x 4' 10" (3.99m x 1.48m)

The property is entered via a uPVC glazed door into the main entrance hall, which features a radiator, convenient understairs storage and stairs leading to the first-floor landing. From the hall, doors lead to both the dining room and the kitchen, providing easy access to the ground-floor living spaces.

LOUNGE

13' 0" x 9' 10" (3.97m x 3.02m)

The lounge features a charming bay window to the front elevation, a picture rail and a radiator. It also includes an electric fire set on a marble hearth with a decorative feature surround, creating a warm and inviting focal point for the room and an archway leading to the dining room.

DINING ROOM

11' 10" x 10' 8" (3.63m x 3.27m)

The dining room offers a fitted storage unit with shelving and drawers, a picture rail, a radiator and a window to the rear.

KITCHEN

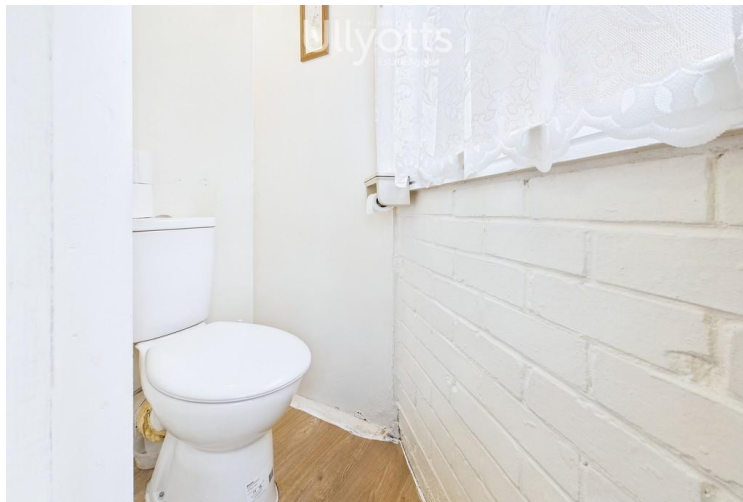
8' 7" x 7' 0" (2.62m x 2.14m)

The kitchen features a range of wall and base units with a worktop and tiled splashback, complemented by wood-effect vinyl flooring. A 1½ stainless steel sink and drainer with a mixer tap sits beneath a window to the side elevation. Fitted appliances include an electric oven and hob, and the room also benefits from a radiator and a UPVC door leading into the sun room. The kitchen is in working order but could benefit from some upgrading to suit modern tastes and functionality.

SUN ROOM

14' 1" x 6' 2" (4.30m x 1.90m)

The sun room, a lean-to style extension, has been used as a dining area and utility space, with plumbing for a washing machine and space for a fridge and freezer. It features windows overlooking the rear, a storage cupboard, a sliding door leading to the downstairs WC and laminate flooring throughout.



WC



Sun Room



Landing



Bedroom 1

WC

4' 5" x 2' 7" (1.35m x 0.80m)

With a window to the rear and a WC.

FIRST FLOOR LANDING

6' 7" x 3' 3" (2.01m x 1.00m)

The first floor landing benefits from a window to the side elevation, a loft hatch and doors leading to all bedrooms and the family bathroom.

BEDROOM 1

12' 4" x 10' 8" (3.77m x 3.26m)

The first bedroom features a window to the front elevation, fitted wardrobes, a picture rail, a radiator and a decorative feature fireplace.

BEDROOM 2

10' 11" x 9' 6" (3.33m x 2.92m)

The second bedroom features a window to the rear elevation, a picture rail, and a radiator.

BEDROOM 3

8' 6" x 7' 7" (2.61m x 2.33m)

Bedroom three offers a window to the front elevation a picture rails and a radiator.

BATHROOM

8' 2" x 6' 4" (2.49m x 1.94m)

The family bathroom features a window to the rear, a panelled bath with an electric shower over, a wash hand basin, and a WC. The room has partially tiled walls, vinyl flooring, a radiator, and a storage cupboard housing the gas central heating boiler, which has been annually serviced.

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.



Bedroom 2



Bedroom 3



Bathroom

OUTSIDE

To the front, the property sits back from low-level walls with gated access to the entrance, a hardstanding frontage and a display of colourful shrubs and plants. A side door, shared with the neighbour, provides access to the side of the property for bin storage.

To the rear, a good-sized yard offers ample outdoor space, including a shed for storage and double gates opening onto Olinda Road, providing convenient access for off-street parking.

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 - DELETED

Current rateable value (1 April 2023 to present) as a holiday let
£1,600

ENERGY PERFORMANCE CERTIFICATE - AWAITED

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 0

Room	Dimensions (m)	Dimensions (ft)
Lounge	3.97 x 3.02	13'0" x 9'10"
Dining Room	3.27 x 3.63	10'8" x 11'11"
Kitchen	2.14 x 2.62	7'0" x 8'7"
Sunroom	4.30 x 1.90	14'1" x 6'2"
WC	0.80 x 1.35	2'7" x 4'5"
Hallway	1.48 x 3.99	4'10" x 13'0"

Floor 1

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	3.26 x 3.77	10'8" x 12'4"
Bedroom 2	3.33 x 2.92	10'11" x 9'6"
Bedroom 3	2.23 x 2.61	7'3" x 8'6"
Bathroom	2.49 x 1.94	8'2" x 6'4"
Landing	1.00 x 2.01	3'3" x 6'7"

Approximate total area⁽¹⁾

85.3 m²
918 ft²

(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



25 New Burlington Road

BRIDLINGTON

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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