



125 Brookland Road
Bridlington
YO16 4HD

ASKING PRICE OF

£155,000

2 Bedroom Mid Terrace House



Garden



2



2



1



On Road
Parking



Gas Central Heating

125 Brookland Road, Bridlington, YO16 4HD

This absolutely immaculate two-bedroom terraced home exudes charm and character, beautifully enhanced by the current owners with no expense spared. Offering a delightful cottage feel throughout, the property features a warm and inviting lounge, a stylish dining room and a beautifully presented kitchen. Upstairs, there are two generously sized bedrooms, an office space, a well-appointed bathroom and excellent fitted storage. A separate laundry room adds convenience, while the front and rear patio areas provide perfect spaces for relaxing or entertaining. Every detail has been thoughtfully finished making this home turn key ready.

The property is ideally situated at the southern end of Brookland Road, enjoying a peaceful cul-de-sac feel with no through traffic. Perfectly positioned between Quay Road and Bridlington's charming Old Town, it offers both convenience and character. Bridlington Train Station is just 0.4 miles away, providing excellent access to public transport links. The surrounding area is well-served by

local amenities, including an Aldi, Spar, fruit and veg shop, butchers, bakery, and a selection of takeaways. The nearby Old Town also boasts a variety of independent shops and services, such as hairdressers, opticians, cafés, beauticians, public houses, and restaurants. Couples with children will appreciate the excellent local schooling, with Quay Academy and Burlington Primary Schools (ages 3–11) and Bridlington School (ages 11–18) all close by.

Bridlington is a charming seaside town on Yorkshire's stunning east coast, renowned for its beautiful sandy beaches, historic harbour, and welcoming community. Blending traditional coastal charm with modern amenities, the town offers a vibrant mix of independent shops, cafés, and restaurants, alongside excellent leisure facilities and scenic coastal walks. Bridlington's picturesque Old Town adds a touch of heritage and character, while strong transport links and good schools make it a popular choice for families, retirees, and those seeking a relaxed coastal lifestyle.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

14' 9" x 2' 11" (4.51m x 0.91m)

Entrance is via a glazed composite door into the welcoming entrance hall, featuring wood-effect laminate flooring that flows seamlessly through all ground floor rooms. The walls are finished with charming tongue-and-groove panelling along with a radiator, a chandelier light point and stairs leading to the first floor. Doors lead off to all ground floor rooms, creating a bright and inviting introduction to the home.

LOUNGE

11' 2" x 11' 1" (3.42m x 3.40m)

The cozy lounge features a charming bay window to the front elevation, flooding the room with natural light. Finished with elegant coving and a feature fireplace with a marble hearth electric fire in situ and a radiator for additional warmth.

DINING ROOM

10' 8" x 9' 11" (3.26m x 3.04m)

The dining room overlooks the rear elevation, bringing in plenty of natural light, and benefits from fitted storage

cupboards with beautifully restored original doors. An under-stairs storage cupboard adds practical convenience, while an open plan connection to the kitchen creates a seamless flow between the two spaces- perfect for entertaining.

KITCHEN

10' 9" x 7' 6" (3.30m x 2.29m)

The kitchen is thoughtfully designed with a range of wall, base, and deep drawer units, including hidden cutlery drawers, all complemented by a wood-effect worktop and tiled splashback. A black composite sink and drainer with mixer tap over and a four-ring induction hob sits beneath two side-facing windows. Additional fitted appliances include a housed gas central heating boiler, Russell Hobbs electric oven, microwave, and dishwasher, with plenty of space for a large fridge-freezer. A UPVC door opens directly onto the rear patio, seamlessly connecting indoor and outdoor living.

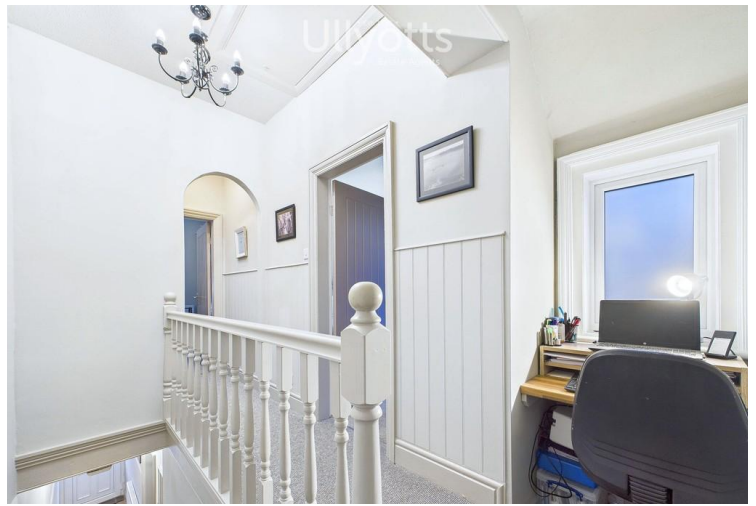
UTILITY/WC

5' 11" x 4' 9" (1.82m x 1.46m)

The utility room, likely the original outbuilding, is



Utility/wc



Landing



Bedroom 1



Wardrobe Area

accessed via the rear yard through a UPVC door and benefits from a window for ventilation. It features practical wall units for additional storage and provides space for a washing machine, along with a WC with a stylish tiled surround, combining convenience with thoughtful functionality.

FIRST FLOOR HALF LANDING

7' 8" x 2' 11" (2.35m x 0.89m)

The first-floor half landing provides access to the shower room and features a thoughtfully designed home office area. Positioned with a worksurface, it's perfect for a homework station or a dedicated work-from-home space, cleverly situated so it doesn't intrude on the living or bedroom areas. A side-facing window ensures the space is bright and airy.

FIRST FLOOR FULL LANDING

The full landing provides access to the second bedroom, an elegant archway leading to a fitted wardrobe area complete with inset shelving and pull-down hanging rails. This stylish transition opens into the master bedroom, creating a sense of luxury and thoughtful design. The landing is finished with charming tongue-and-groove

panelling and includes a loft hatch with a pull-down ladder.

BEDROOM 1

14' 7" x 11' 3" (4.47m x 3.44m)

The master bedroom is a spacious and welcoming room, featuring a window to the front elevation that floods the space with natural light. A radiator completes the room, providing both comfort and practicality.

BEDROOM 2

10' 9" x 8' 8" (3.30m x 2.65m)

The second bedroom is also a generously sized room with a window to the rear elevation. A radiator ensures warmth and comfort, making it a versatile bedroom suitable for family or guests.

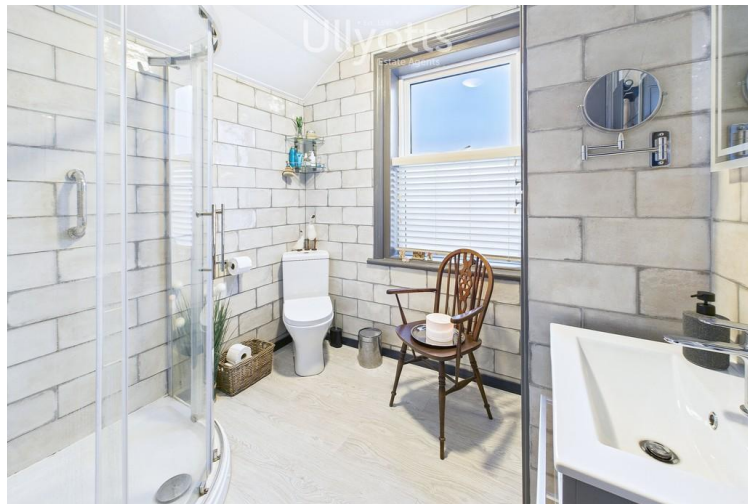
SHOWER ROOM

7' 7" x 7' 6" (2.33m x 2.31m)

The shower room is a beautifully designed space, featuring grey wood-effect laminate flooring and tiled walls, with a window to the rear elevation. It is fitted with a corner shower with sliding doors and a thermostatic power shower, a vanity wash hand basin with a wall-



Bedroom 2



Bathroom



Utility/wc



Garden

mounted mirror and a corner WC. Additional features include a vertical radiator and fitted storage, combining style and practicality in a contemporary finish.

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 front, the property is set back behind a recently rebuilt wall with a gated entrance. An Indian stone-paved area provides a low-maintenance, beautifully presented frontage.

To the rear, a walled outdoor space with a pressed concrete surface offers a further low-maintenance area, with access to the utility room, space for a garden shed and a gate for rear access. The area is perfectly suited for potted plants or a bistro table, creating an ideal spot for relaxing and dining during the summer months.

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 - A

ENERGY PERFORMANCE CERTIFICATE - RATED C

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

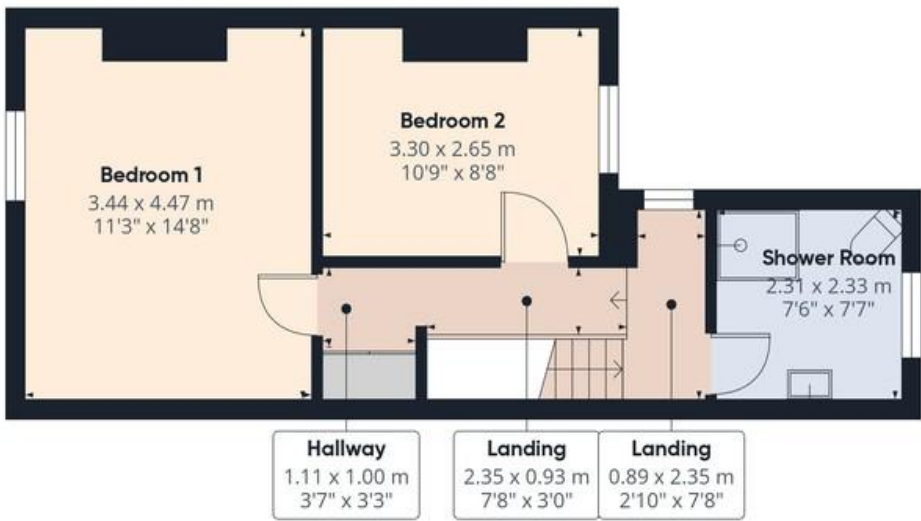
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

The digitally calculated floor area is 75 sq m (804 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0

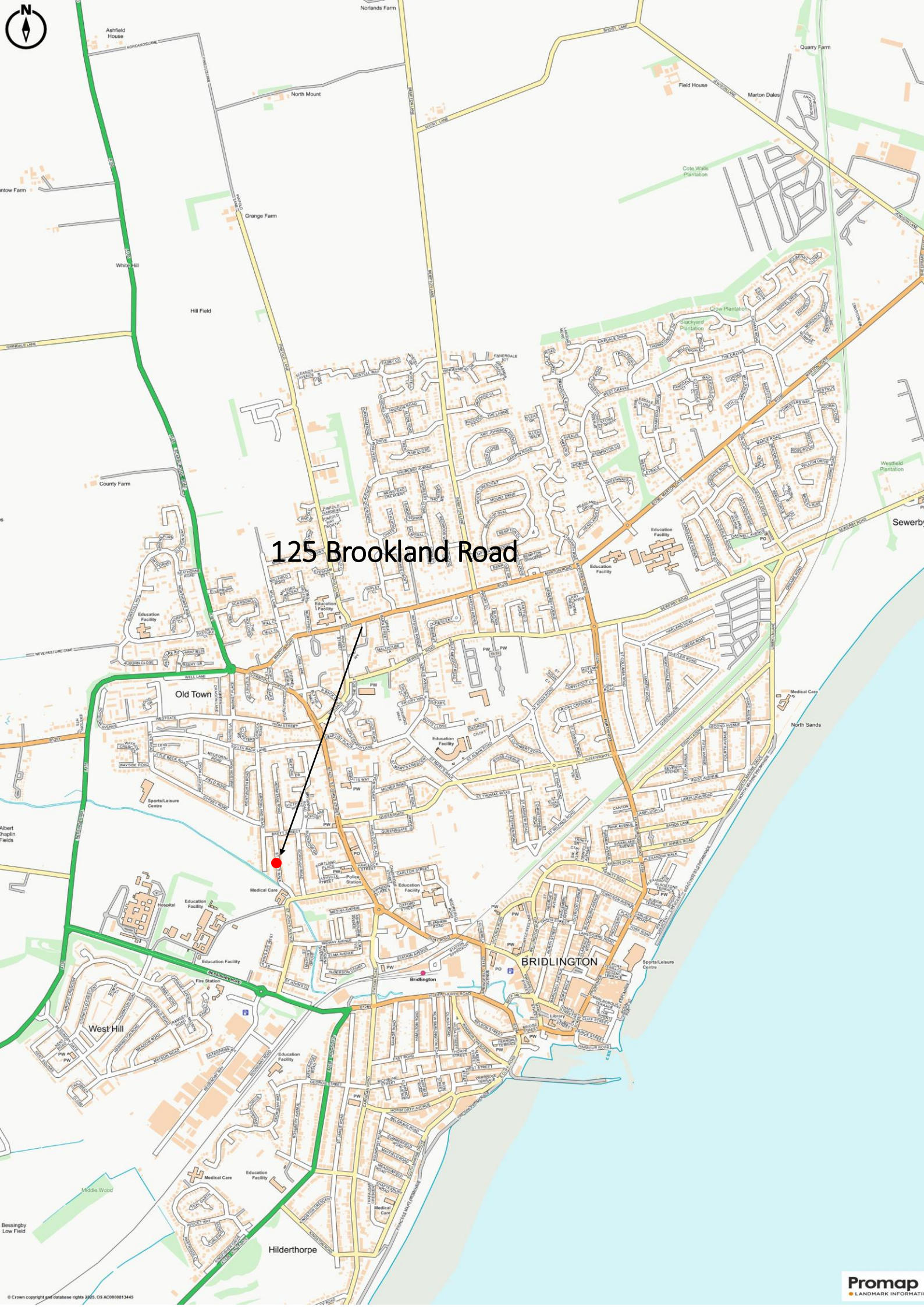


Floor 1

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS



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