



8 Belgrave Road  
Bridlington  
YO15 3JR

ASKING PRICE OF

**£360,000**

**8 Bedroom Mid Terraced House**



Balcony



8



2



6



Off Road  
Parking



Gas Central Heating

## 8 Belgrave Road, Bridlington, YO15 3JR

A superb mid- terraced coastal home positioned just a stone's throw from the South Side beach and vibrant seafront, offering fabulous open views across the coastline. The property features two inviting reception rooms and a stunning, spacious refitted kitchen- diner, creating an impressive hub for modern living. With eight well- proportioned bedrooms and the added benefit of off- street parking, it provides exceptional space for a variety of lifestyles. A standout feature is the wonderful balcony, perfectly positioned to enjoy uninterrupted sea views and offering an idyllic outdoor retreat to relax and watch the world go by. Some of the property has been thoughtfully renovated, while select areas present an exciting opportunity for new owners to add their own personal stamp, completing this exceptional coastal residence.

The Belgrave Road area is to the south of the town centre and close to the south bay beach. It is a much sought-after location, offering a perfect blend of convenience and coastal living. Families will appreciate the excellent nearby schools,

including a nursery, Hilderthorpe Primary (ages 3-11), Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages 11-18). For leisure the Belvedere Golf Course is just moments away, along with immediate access to the beach and the picturesque South Marine Drive promenade, making this an ideal location for those seeking a lifestyle close to the sea.

Bridlington blends the best of coastal living with a warm, welcoming community spirit. Known as the lobster capital of Europe, the town's thriving harbour and fresh seafood heritage give it a character all of its own. Its award winning beaches, charming promenades and easy access to the rolling Yorkshire Wolds create an enviable backdrop for everyday life. With excellent schools, reliable transport links and a relaxed pace that appeals equally to families, professionals and retirees, Bridlington offers a lifestyle that feels both wholesome and wonderfully uncomplicated. It's the kind of place where children can grow up by the sea, neighbours still say hello, and every day feels just a little like a holiday.



Entrance Porch



Entrance Hall



Lounge



Dining Room

## Accommodation

### ENTRANCE PORCH

Entrance to the property is via a charming sage-green composite door, opening into a light and airy porch. A long side-elevation window frames lovely sea views, complemented by additional glazing above and beside the entrance door, allowing natural light to flood the space. The porch is finished with grey wood-effect laminate flooring and leads through a further door into the main entrance hall.

### ENTRANCE HALL

The entrance hall is generously sized and features a useful understairs storage cupboard, radiators, and doors leading to all ground-floor rooms, with a staircase rising to the first-floor landing. The grey wood-effect laminate flooring flows seamlessly from the porch into the hall and continues through to the lounge.

### LOUNGE

The lounge features a charming bay window to the front elevation, providing lovely sea views and an abundance of natural light. Period details include deep skirting boards, a picture rail, coving, and a stone fireplace, complemented by feature wallpaper. Additional highlights include wall lighting, a radiator, a chandelier point and a door leading through to the dining room.

### DINING ROOM

The dining room, currently used as a pool and games room, provides a versatile reception space with feature wallpaper, a radiator, and French doors opening out to the rear yard. A further door gives access to a convenient WC.

### WC

The downstairs WC benefits from a window to the rear elevation, feature wallpaper, a vanity wash hand basin with tiled splashback and a WC.

### KITCHEN/DINER

The spacious kitchen includes ample room for a dining table and is beautifully presented with a range of wall and base units with worktops over and tiled flooring. A central island provides additional storage and features an overhanging worktop offering casual dining for up to four people, along with a 5-ring AEG hob. Further fitted appliances include a double electric AEG oven and microwave. A stainless-steel sink and drainer with a mixer tap-providing instant boiling water. Designated space for a washing machine, dishwasher and fridge-freezer. Two side-elevation windows allow natural light to fill the room, enhanced by inset spot lighting that ensures the space is well lit. A door leads to an area giving access to the rear yard, with a sliding door into the utility room and further access to a rear lobby with an additional door to the utility room.



Kitchen/Diner



Kitchen/Diner



Bedroom



Family Bathroom

## UTILITY ROOM

The utility space includes a window to the rear elevation and houses the wall-mounted gas central heating boiler and hot water tank. There is under-counter space for a dryer, and the area is also heated by a radiator.

## FIRST FLOOR HALF LANDING

The first-floor half landing provides access to a hallway leading to the first bedroom, as well as a door to the family bathroom, with two further steps rising to the main landing.

## BEDROOM

The first bedroom accessed from the landing features a window to the rear elevation, a radiator and a door leading to the ensuite.

## ENSUITE

The ensuite includes a window to the side elevation and is fitted with a WC, wash hand basin and a shower cubicle with tiled surround and a thermostatic shower.

## FAMILY BATHROOM

The family bathroom is currently undergoing final renovations, with the suite already installed and nearing completion. This spacious room benefits from two side-facing windows, allowing in plenty of natural light. The design includes partially tiled

walls and a large shower tray fitted with a Mira Azora electric shower, complemented by inset shelving and a glass surround. Additional features include a panelled bath with integrated lighting and jets, a corner WC, and a vanity wash hand basin with an LED illuminated mirror above. A large heated towel ladder completes the space, combining practicality with modern style.

## FIRST FLOOR FULL LANDING

The first-floor full landing provides access to two additional bedrooms, as well as the balcony room, which opens directly onto the balcony. From this landing, a staircase leads up to the second-floor landing.

## BEDROOM

The master bedroom on this level features a striking large bay window to the front elevation, flooding the space with natural light and offering beautiful sea views. The room is well-appointed with a fitted wardrobe, elegant coving, and a radiator for comfort. A door leads into the adjoining bedroom, while there is also direct access to the ensuite, enhancing convenience and privacy.

## ENSUITE

The ensuite is finished with vinyl flooring and includes a WC, a wash hand basin, and a shower cubicle.



Bedroom



Ensuite



Balcony Room



Balcony

## BEDROOM

The second bedroom on this level is generously proportioned and enjoys a rear-facing window. It is fitted with a wardrobe, complemented by wall lighting for added ambience. Practical touches include a vanity wash hand basin, a radiator, and a door leading directly into the ensuite.

## ENSUITE

The ensuite for this bedroom mirrors the specification of the adjoining master ensuite, featuring vinyl flooring, a WC, a wash hand basin, and a shower cubicle.

## BALCONY ROOM

The current vendors refer to this space as the Balcony Room, thanks to its direct access to the balcony via a glazed uPVC door that floods the room with natural light. At present, it is used for balcony furniture and includes space for book shelving, but it offers excellent potential as a home office or crafts room. The interior is finished with wood-effect laminate flooring and feature wallpaper, creating a stylish and versatile room.

## BALCONY

One of the standout features of this property is the outdoor balcony space, designed with a stylish balustrade of stainless steel and glass that provides both safety and a sleek modern finish. From here, you can enjoy spectacular views across the southside sea and beach, making it the perfect spot for a morning coffee, evening drink, or simply unwinding in the fresh coastal air.

## SECOND FLOOR LANDING

The second-floor landing benefits from a Velux window and provides access to a hallway leading to a further bedroom and a bathroom.

## BEDROOM

This bedroom, currently arranged as a home gym, benefits from windows to both the side and rear elevations, ensuring plenty of natural light. The room is fitted with a radiator, feature wallpaper, and interlocking foam mat flooring, providing comfort and practicality for exercise use.

## BATHROOM

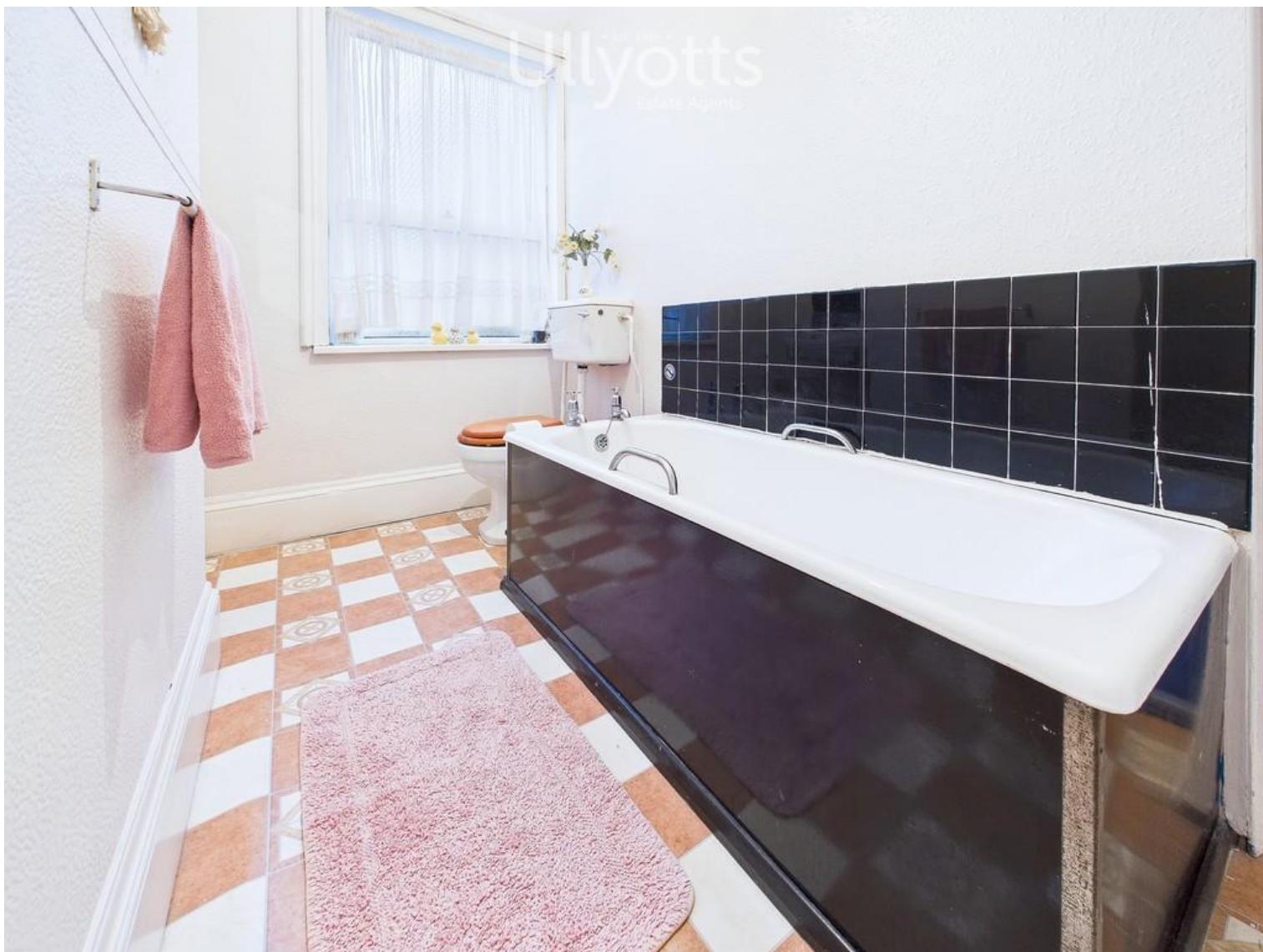
The bathroom serving this bedroom benefits from a side-facing window, bringing in natural light. It is fitted with a panelled bath complete with a tiled splashback, a wash hand basin, a WC, and finished with vinyl flooring.



Bedroom



Bedroom



Bathroom



Bedroom

#### PRIVATE HALL

A door opens into a private hallway, which offers entry to another bathroom and two steps up to two additional bedrooms and a kitchen. From this hallway, a staircase continues upward to the third floor.

#### BATHROOM

This bathroom, similar to the family bathroom on the first floor, is in the final stages of renovation. It benefits from a newly installed suite, comprising a panelled bath, wash hand basin, WC and a radiator.

#### BEDROOM

The master bedroom on this level features a front-facing window with sea views, a feature fireplace, a built-in storage cupboard and a radiator.

#### BEDROOM

The second bedroom features a rear-facing window, providing natural light. Practical additions include a storage cupboard, a wash hand basin, and a radiator.

#### KITCHEN

This room, currently arranged as a kitchen, is finished with vinyl flooring and fitted with a range of wall and base units topped by a work surface. A stainless steel sink and drainer are positioned beneath the front-facing window, which brings in natural light. The layout also provides space for an oven, making the room practical and adaptable for everyday use.

#### THIRD FLOOR LANDING

The third floor is currently utilized by the owners for storage. From the landing, there is access to a WC, two further bedrooms, and a storage cupboard fitted with a Velux window, providing additional accommodation and practical space.

#### BEDROOM

One of the bedrooms on this level features a front-facing window that provides uninterrupted sea views. It is also fitted with a wash hand basin, adding convenience to the space.

#### BEDROOM

The second bedroom is fitted with a rear-facing dormer window, allowing natural light to brighten the space. It also includes a wash hand basin.

#### BATHROOM

The bathroom for this level is fitted with a Velux window. It includes a wash hand basin, panelled bath and WC.

The digitally calculated floor area is (332.2 sqm) or (3574 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



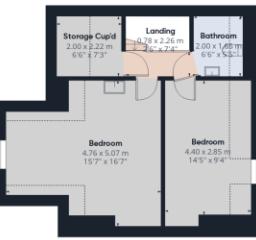
Floor 0



Floor 1



Floor 2



Floor 3

Est. 1891  
Ullyotts  
Estate Agents

Approximate total area<sup>(1)</sup>

332.2 m<sup>2</sup>  
3574 ft<sup>2</sup>

Balconies and terraces

8 m<sup>2</sup>  
86 ft<sup>2</sup>

Reduced headroom

8.1 m<sup>2</sup>  
87 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



## PARKING

The property benefits from two parking spaces located to the rear, conveniently accessed via Horsforth Avenue.

## OUTSIDE

The front garden is neatly presented, enclosed by a low brick wall that defines the boundary from the pavement. The area is paved, making it low-maintenance, and it provides a welcoming approach to the property while complementing the modern balcony above.

To the rear of the property is a low-maintenance yard, providing practical outdoor space with a gate to the parking area. This area includes a shed/workshop measuring 16ft x 8ft, fully equipped with power and lighting, making it ideal for storage, hobbies, or DIY projects.

## 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 -C

## ENERGY PERFORMANCE CERTIFICATE – E

Note that works have been carried out that could have potentially improved the rating since the certificate was commissioned.

## NOTE

Heating systems and other services have not been checked by Ullyotts.

All measurements are provided for guidance only.

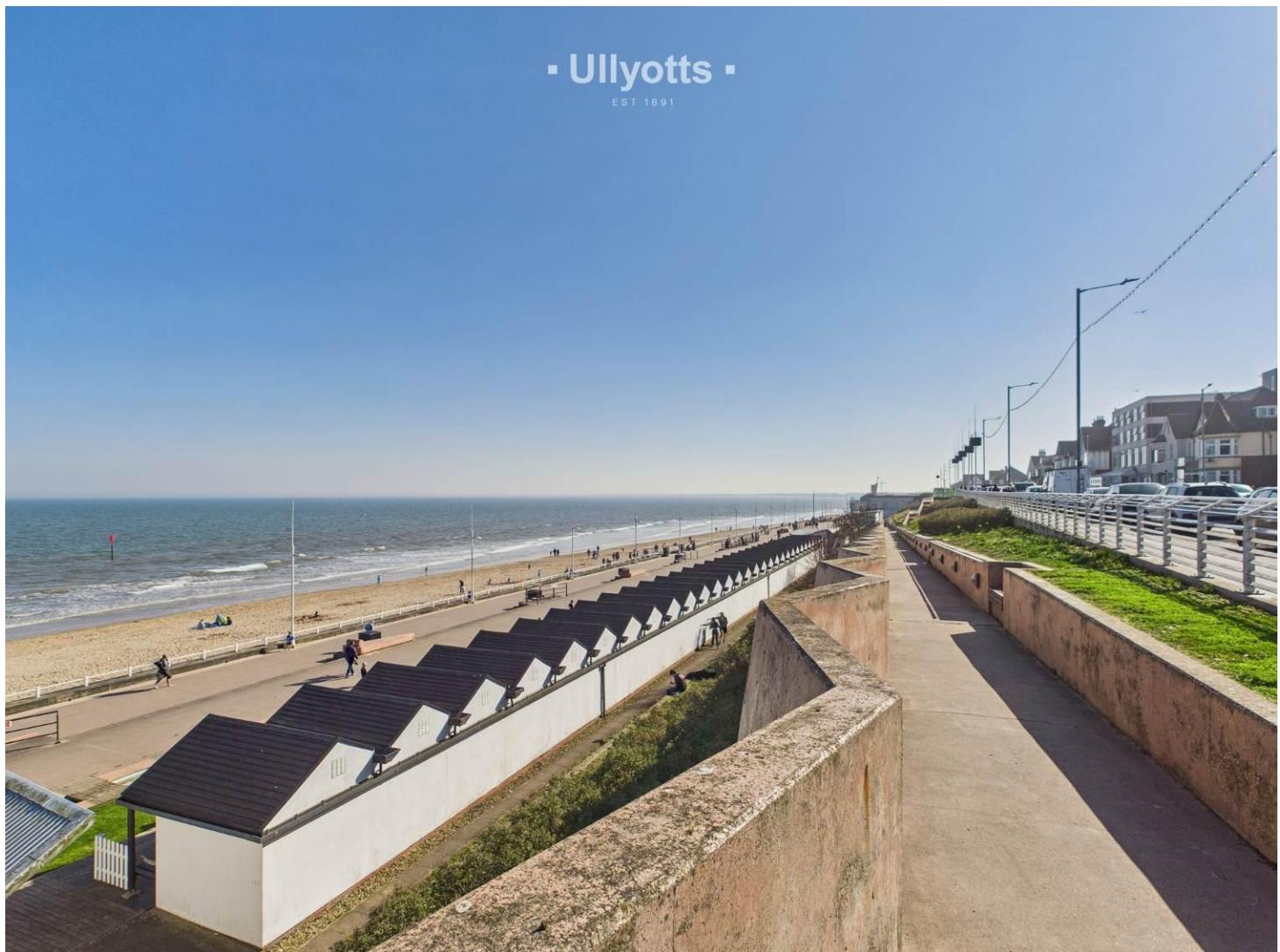
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information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

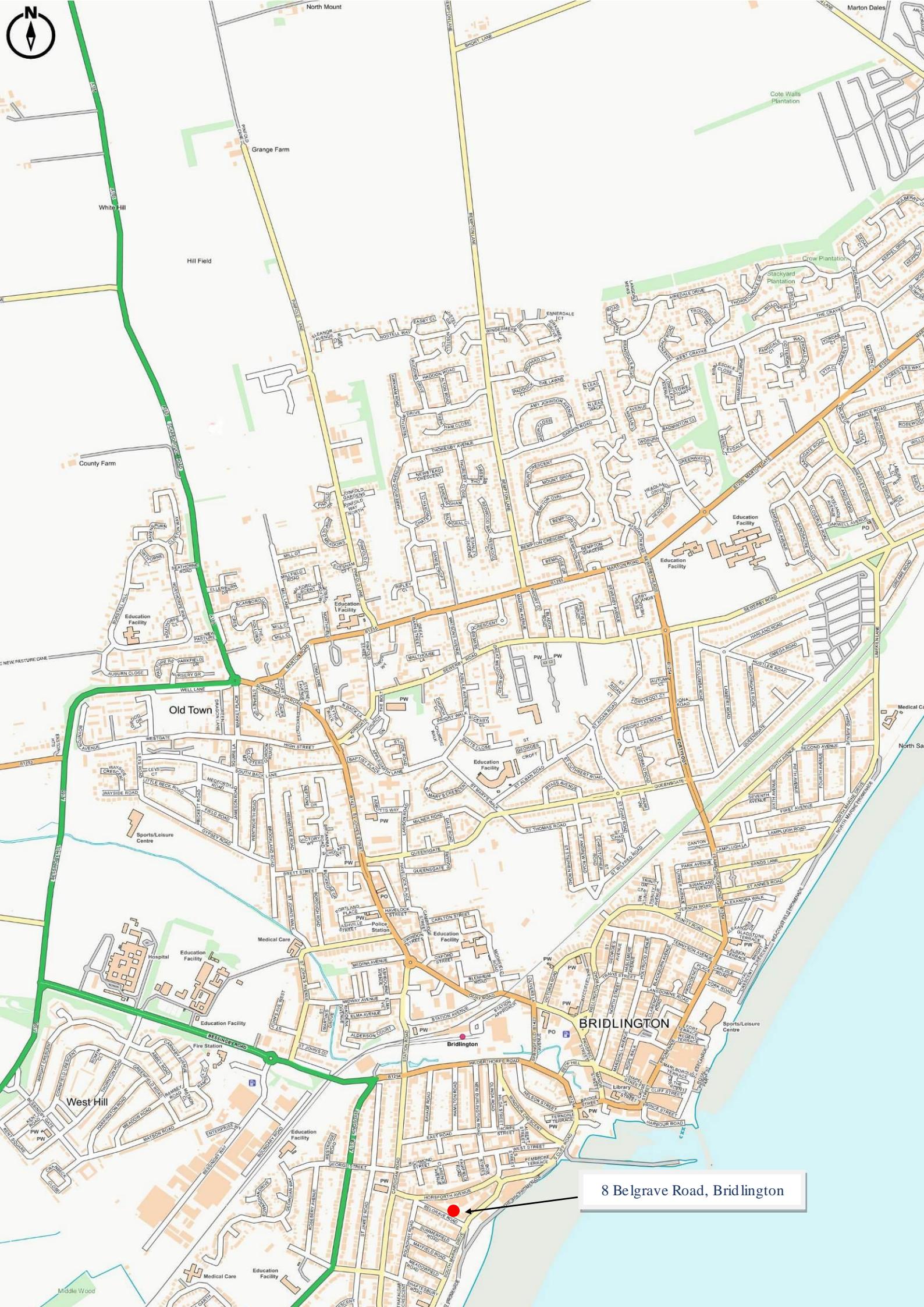
Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS





8 Belgrave Road, Bridlington

▪ Est. 1891 ▪

# Ullyotts

Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

**[www.ullyotts.co.uk](http://www.ullyotts.co.uk)**



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