

The Swallow Hotel, 12 Horsforth Avenue Bridlington YO15 3DF

GUIDE PRICE

£320,000

Seven Bedroom Operating Hotel

Ullyotts Est. 1891 Estate Agents

01262 401401



Bridlington View

7 | 2 | 7 | Off Road Parking | Gas Central Heating

The Swallow Hotel, 12 Horsforth Avenue, Bridlington, YO15 3DF

Just a stone's throw from the popular South Side seafront and harbour, The Swallow Hotel offers a rare opportunity to acquire a substantial and highly versatile property. Meticulously presented as a seven-bedroom hotel, with all rooms featuring en-suite facilities, this double-fronted, semi-detached property spans three generous floors of flexible space - perfect for those looking to run a hotel, bed and breakfast, guest house by the coast.

Situated on Horsforth Avenue, just off South Marine Drive, The Swallow Hotel enjoys a prime location perfectly suited for holidaymakers. The property is within immediate striking distance of Southside Beach, the harbour, and a range of popular eateries including Gecchо's Mediterranean, Yip's Chinese Restaurant, and the South Cliff Public House & Eatery. Recent additions to the local dining scene, such as the Old Lake Boat Station - now home to a pop-up coffee shop, specialty seafood, and a pizza van - add further appeal. A short stroll takes you to the renowned Salt on the Harbour, offering spectacular views of the harbour, while the nearby golf course, bowling greens, and the main town centre provide additional attractions for visitors and residents alike.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Entrance Hall



Lounge



Dining Room



Dining Room

Accommodation

ENTRANCE HALL

19' 7" x 3' 10" (5.98m x 1.19m)

The main entrance to the property is via a striking red timber door leading into a welcoming entrance porch, followed by a glazed door into the spacious main hallway. The hall features a radiator and provides access to the ground-floor accommodation, including a disability-friendly letting room, a communal lounge, a dining area, and a well-equipped kitchen, as well as stairs leading to the first-floor landing.

LOUNGE

15' 5" x 13' 1" (4.71m x 4.01m)

The communal lounge is generously proportioned and boasts a fabulous high ceiling with decorative coving. A large box bay window to the front elevation floods the room with natural light, while a feature fireplace with an elegant surround serves as a striking focal point. A radiator completes the space, and double doors provide seamless access to the adjoining dining room.

DINING ROOM

14' 2" x 13' 2" (4.32m x 4.01m)

The dining room is another spacious and inviting area, providing ample space for dining guests. It is beautifully finished with oak flooring and features a striking brick fireplace as a focal point. A radiator ensures comfort, while a UPVC glazed door opens directly onto the sunny patio garden. A sliding door separates the dining room from the kitchen, with an additional door providing convenient access to the hallway. The room also includes practical shelving, ideal for displaying continental breakfast items.

KITCHEN

16' 9" x 6' 7" (5.12m x 2.02m)

The kitchen is a practical and well-appointed space, perfectly suited for preparing breakfasts for guests. It features wood effect laminate flooring, a range of wall and base units, ample work surfaces, and a convenient breakfast bar. There is space for a fridge, freezer, and dishwasher, as well as a range cooker with extractor fan. A 1½ bowl stainless steel sink with mixer tap sits beneath two side-facing windows, while a radiator completes the room. A door provides direct access to the utility area.

UTILITY AREA

6' 9" x 6' 5" (2.07m x 1.97m)

The utility area offers space for an additional fridge freezer and a storage cupboard, a folding door to a further downstairs shower room and a glazed door into the rear lobby area.



Kitchen



Bedroom 1



Bedroom 1 Ensuite



Stairs

SHOWER ROOM

5' 10" x 3' 8" (1.80m x 1.14m)
With a shower cubicle, thermostatic shower, WC, vanity wash hand basin and heated towel ladder.

REAR LOBBY

4' 5" x 2' 8" (1.35m x 0.81m)
With Upvc glazed door.

OFFICE

13' 3" x 8' 5" (4.04m x 2.57m)
With window and ceiling spot lighting.

BEDROOM 1 / GROUND FLOOR

18' 5" x 14' 10" (5.61m x 4.52m)
The ground-floor room is ideally suited as a disability-friendly letting room. It features a charming box bay window to the front elevation, decorative coving, and a radiator, with a door leading directly to a private en-suite.

BEDROOM 1 ENSUITE

8' 8" x 5' 5" (2.64m x 1.65m)
The en-suite is fitted with a shower cubicle with thermostatic shower, WC, and wash hand basin. It features vinyl flooring, part-tiled walls, a radiator, and a side-facing window, creating a practical and comfortable space for guests.

HALF LANDING

With space for a seating area and showing maps of the areas and 'Whats On' in the town brochures, a window to the rear elevation, arch way and stairs to the full landing.

FIRST FLOOR LANDING

With storage cupboard and doors to the first three bedrooms and a staircase to the second floor landing.

BEDROOM 2

16' 3" x 14' 5" (4.95m x 4.39m)
A well-proportioned room featuring a window to the front elevation allowing for plenty of natural light, complemented by a radiator for year-round comfort.

BEDROOM 2 ENSUITE

8' 5" x 5' 5" (2.57m x 1.65m)
Fitted with a panelled bath with thermostatic shower over, pedestal wash hand basin and low level WC. Finished with tiled walls and practical vinyl flooring.

BEDROOM 3

16' 1" x 13' 3" (4.9m x 4.04m)
A bright and comfortable room featuring a square bay window to the front elevation, built-in storage cupboard and radiator.



Bedroom 2



Bedroom 2 Ensuite



Bedroom 3



Bedroom 3 Ensuite

BEDROOM 3 ENSUITE

7' 1" x 5' 9" (2.16m x 1.75m)

Comprising a shower cubicle with electric shower, pedestal wash hand basin and low level WC. Further benefits include a radiator, vinyl flooring, tiled splash back, ceiling spotlighting, extractor fan and a window to the front elevation providing natural light and ventilation.

BEDROOM 4

13' 8" x 13' 4" (4.17m x 4.06m)

A well-appointed room with a window to the rear elevation, fitted wardrobe, radiator and coving, along with a convenient TV point.

BEDROOM 4 ENSUITE

8' 1" x 3' 7" (2.46m x 1.09m)

Fitted with a shower cubicle with electric shower, pedestal wash hand basin and low level WC. Finished with vinyl flooring and tiled splash back, with ceiling spotlighting and a window to the rear elevation providing natural light and ventilation.

SECOND FLOOR LANDING

Providing access to further bedrooms with en-suites and benefiting from two useful storage cupboards.

BEDROOM 5

13' 8" x 11' 9" (4.17m x 3.58m)

A comfortable room with window to the rear elevation, radiator and useful storage cupboard.

BEDROOM 5 ENSUITE

8' 5" x 4' 5" (2.57m x 1.35m)

Comprising a shower cubicle with electric shower, pedestal wash hand basin and low level WC. Finished with vinyl flooring and tiled splash back, and further benefiting from a window to the rear elevation, extractor fan and radiator.

BEDROOM 6

12' 9" x 10' 9" (3.89m x 3.28m)

With window to front elevation and radiator.

BEDROOM 6 ENSUITE

9' 2" x 5' 8" (2.79m x 1.73m)

Comprising a shower cubicle with electric shower, pedestal wash hand basin and low level WC. Finished with vinyl flooring and tiled splash back and further benefiting from a window to the rear elevation, extractor fan and radiator.



Bedroom 4



Bedroom 4 Ensuite



Second Floor



Bedroom 5

BEDROOM 7

13' 5" x 12' 4" (4.09m x 3.76m)

With window to front elevation, TV point, radiator and storage cupboard.

BEDROOM 7 ENSUITE

6' 8" x 5' 8" (2.03m x 1.73m)

Fitted with a shower cubicle with electric shower, pedestal wash hand basin and low level WC. Finished with vinyl flooring and tiled splash back, with ceiling spotlighting and a window to the side elevation providing natural light and ventilation.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

To the front of the property there is block paved driveway with defined parking for four vehicles.

OUTSIDE

To the rear there is a gated access which leads to a super, sunny, secluded patio garden, which is a good size and offers seating areas and space to hang washing if required.



Bedroom 5 Ensuite

TENURE

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

SERVICES

All mains services connected or available.

COUNCIL TAX BAND – DELETED

Future rateable value (from 1 April 2026)

£5,500

ENERGY PERFORMANCE CERTIFICATE - RATED E



Bedroom 6



Bedroom 6 Ensuite



Bedroom 7



Bedroom 7 Ensuite



Room Facilities



Breakfast Facilities



Garden



Local Area

The digitally calculated floor area is 237 sq m (2,551 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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 Swallow Hotel, Horsforth Avenue
BRIDLINGTON
Old Town
West Hill
Hilderthorpe
Sewerby
North Sands
Grange Farm
White Hill
Hill Field
County Farm
Cote Walls Plantation
Crow Plantation
Stackyard Plantation
Westfield Plantation
Middle Wood
Bessingby Beck
Bridlington
Sports/Leisure Centre
Fire Station
Police Station
Hospital
Medical Care
Education Facility
Library
Promap
LANDMARK INFORMATION





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