

1 Londesborough Mews
Bridlington
YO15 3DY

ASKING PRICE OF

£110,000

1 Bedroom End-Terrace Cottage

Est. 1891
Ullyotts
Estate Agents

01262 401401



Open Plan Lounge/Dining/Kitchen

1 | 1 | 1 | On Road Parking | Gas Central Heating

1 Londesborough Mews, Bridlington, YO15 3DY

A charming one-bedroom end-terrace cottage ideally positioned just a stone's throw from Bridlington's sought-after Southside seafront and harbour, whilst also being within easy walking distance of the town centre. The property offers well planned accommodation including an open-plan lounge and kitchen, ground floor WC, and a spacious bedroom with en-suite shower room. To the front, a pleasant garden provides an attractive outdoor space, making this an appealing home, investment property or seaside retreat in a superb coastal location.

Londesborough Mews is situated just off Thorpe Street, in a recently developed area accessed on foot through a gate offering access to the Mews properties located in the heart of Bridlington, ideally placed for convenient access to the town centre and within a short walk of the Southside seafront and harbour. The surrounding area features a mix of traditional terraced properties, creating a charming and established community feel, whilst a range of everyday amenities including shops, cafés and transport links are all within easy reach.

Bridlington is a popular seaside town on the East Yorkshire coast, renowned for its beautiful sandy beaches, historic harbour and traditional seaside character. The town offers a wide range of amenities, independent shops, cafés, restaurants and attractions, together with its bustling promenade and excellent coastal walks. The historic Old Town provides a charming contrast, with quaint streets and period architecture, whilst nearby Sewerby Hall and Gardens and Flamborough Head offer beautiful scenery, wildlife and opportunities to explore the stunning Yorkshire coastline. With its welcoming atmosphere, excellent amenities and attractive coastal setting, Bridlington provides an appealing place to live, holiday or enjoy retirement.



Entrance Hall



Lounge Area



Open Plan Lounge/Dining/Kitchen



Kitchen Area

Accommodation

ENTRANCE HALL

3' 7" x 3' 2" (1.11m x 0.99m)

entrance to the property is via a composite door opening into the entrance hall with a radiator, grey wood effect laminate flooring that continues throughout the ground floor accommodation, stairs to the first floor landing and door to the open plan lounge and kitchen.

OPEN PLAN LOUNGE/DINING/KITCHEN

16' 0" x 11' 4" (4.90m x 3.47m)

The open-plan lounge and kitchen provides a light and airy living space, benefiting from two windows to the front elevation, a central light fitting and ample space for living furniture, with a television point conveniently positioned to the corner.

The kitchen area is fitted with a range of attractive white gloss wall, base and drawer units, complemented by work surfaces with matching upstand. Integrated appliances include a Lamona electric oven with four-ring gas hob and extractor over, together with a stainless steel sink and drainer with mixer tap. There is also an integrated fridge and space for an additional appliance. A door leads to the ground floor WC.

WC / UTILITY

11' 8" x 2' 11" (3.57m x 0.90m)

The ground floor WC is fitted with a WC and wash hand basin, whilst also providing useful storage space for household cleaning items such as a mop and sweeping brushes, with space and plumbing also available for a washing machine.

FIRST FLOOR LANDING

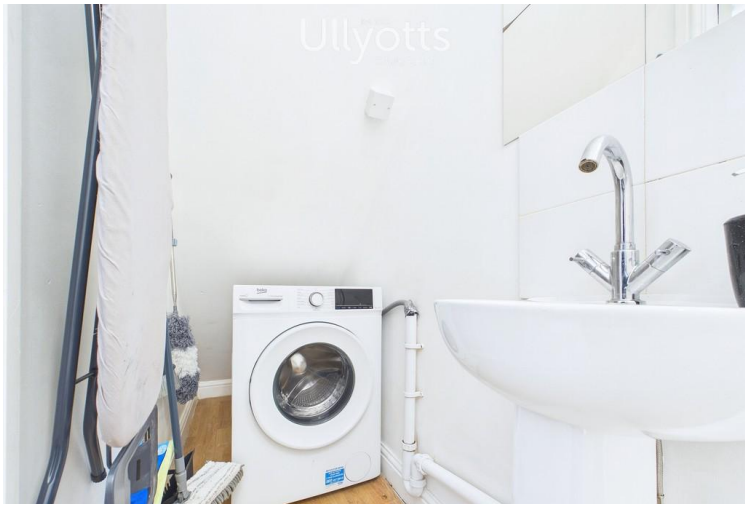
5' 9" x 3' 0" (1.76m x 0.92m)

The first-floor landing benefits from a Velux window providing plenty of natural light, together with a useful storage cupboard housing the gas central heating boiler. A door leads through to the bedroom.

BEDROOM

14' 8" x 10' 1" (4.48m x 3.08m)

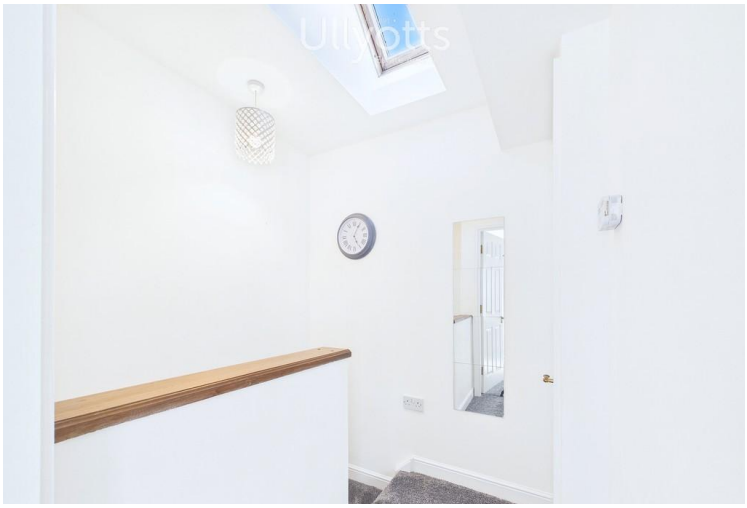
The bedroom is a light and comfortable space, benefiting from two opaque windows to the front elevation, inset spotlighting and a radiator. A door provides access to the en-suite shower room.



Utility/WC



WC



Landing



Bedroom

SHOWER ROOM

8' 0" x 5' 10" (2.46m x 1.79m)

The shower room is fitted with attractive tile-effect vinyl flooring and comprises a WC, corner wash hand basin and corner shower enclosure with sliding doors. The shower area features a tiled surround and electric shower, with a heated towel ladder providing additional comfort.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

To the front, the property benefits from a pleasant providing an attractive outdoor seating space. A paved pathway leads to the entrance, with raised brick-edged borders containing established planting and gravelled areas. A paved patio provides space for garden furniture, while a covered area offers access to the front door.

The mews is enclosed by fenced and gated boundaries, creating a private and secure setting whilst providing a pleasant, shared approach to the properties.

TENURE

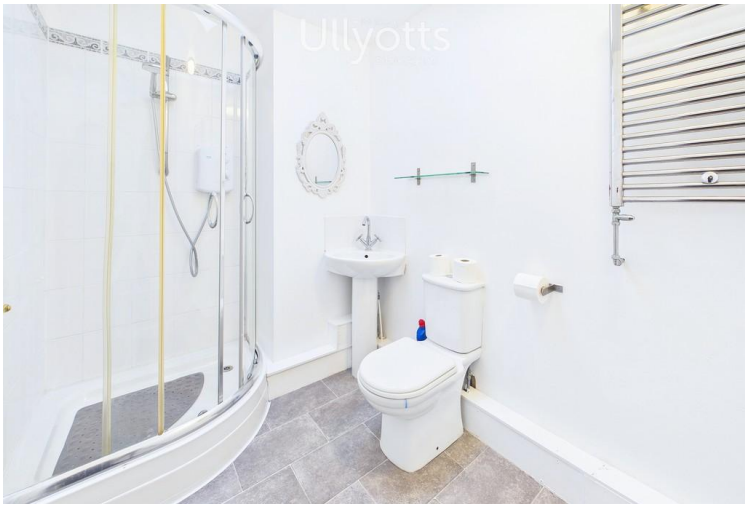
We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.



Bedroom



Shower Room



Bridlington Spa



Bridlington

COUNCIL TAX BAND - A

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 Ullyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 41 sq m (441 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Ullyotts Est. 1891 Estate Agents

Approximate total area(1)

41 m²

441 ft²

Reduced headroom

1.4 m²

15 ft²

(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


1 Londesborough Mews
BRIDLINGTON
Old Town
West Hill
Hilderthorpe
Sewerby
North Sands
Grange Farm
Hill Field
County Farm
White Hill
Cote Walls Plantation
Crow Plantation
Stackyard Plantation
Westfield Plantation
Middle Wood
Bessingby Beck
Bridlington
Promap
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