



5 Blackburn Avenue
Bridlington

YO15 2ER

GUIDE PRICE

£199,950

4 Bedroom End-Terrace House



Kitchen



5 Blackburn Avenue, Bridlington, YO15 2ER

This beautifully presented double fronted home has been thoughtfully refurbished by the current owners and offers spacious accommodation arranged over three floors. The property features a welcoming lounge, a stylish dining kitchen, utility room and a large understairs storage area. There are four well-proportioned bedrooms, each benefiting from its own en-suite bathroom, with two bedrooms located on the first floor alongside a separate WC, and two further en-suite bedrooms on the second floor. Externally, the property enjoys an enclosed rear patio garden, creating a private and low-maintenance outdoor space.

Blackburn Avenue enjoys a highly convenient location just a short distance from Bridlington town centre, offering a vibrant coastal lifestyle with an excellent range of amenities close at hand. The area is well served by local schools and is within easy reach of the picturesque harbour, popular eateries including Salt on the Harbour, and attractions such as The Spa, East Riding Leisure Centre, cinema, bowling alley, arcades and

fairground. A wide selection of restaurants, cafés and public houses cater to all tastes, while the railway and bus stations provide excellent transport links. Combining convenience, leisure and seaside charm, this sought-after location offers something for everyone.

Nestled on the Yorkshire coast, Bridlington is a charming seaside town perfect for family life. With its sandy beaches, scenic promenade, and plenty of parks and leisure facilities, there's always something for families to enjoy. The town also benefits from good local schools, family-friendly attractions, and a welcoming community, making it an ideal place to settle while still offering the beauty and tranquillity of coastal living.



Lounge



Lounge



Kitchen/Dining Area



Utility

Accommodation

ENTRANCE PORCH

Entrance to the property is via a glazed composite door leading into a welcoming entrance porch. Featuring attractive grey wood-effect laminate flooring, which continues throughout the ground floor, the porch also benefits from an electric heater. A charming stained-glass door then opens into the main entrance hall, creating a characterful and inviting first impression.

ENTRANCE HALL

The entrance hall is beautifully presented and features attractive wall panelling, decorative coving and a radiator, along with an additional electric panel radiator. Stairs lead to the first-floor landing, while doors provide access to all ground-floor rooms. The hall also benefits from a useful understairs storage cupboard and a larger storage area, offering excellent practical space. A composite door provides access to the enclosed rear patio garden.

LOUNGE

The lounge is a light and airy reception room, enhanced by a bay window to the front elevation that allows for an abundance of natural light. Character features include

attractive wall panelling, decorative coving and a feature fireplace with an electric fire inset, creating a warm and inviting focal point. The room is further complemented by a radiator.

KITCHEN/DINING AREA

The spacious kitchen dining area is fitted with a range of wall and base units with work surfaces and a contemporary wet wall splashback. Integrated appliances include two electric ovens, a five-ring induction hob with an extractor fan above, and a slimline dishwasher, while there is also space for a fridge freezer. A stainless-steel sink and drainer with a mixer tap. The room is filled with natural light from a bay window and offers ample space for a dining table, making it ideal for both everyday living and entertaining. Further features include decorative coving and two radiators positioned within the bay.

STORAGE AREA

Accessed via a door beneath the stairs, the generous storage area provides an excellent and highly practical space for household items. Fitted with shelving and housing the gas central heating boiler, it offers superb storage capacity and serves a similar purpose to a garden shed or garage, whilst



Stairs



WC



Bedroom 1



Bedroom 1

benefiting from being securely located within the property. This versatile area is ideal for storing tools, bicycles, outdoor equipment and seasonal belongings.

FIRST FLOOR HALF LANDING

The first-floor half landing provides access to the separate WC and features a staircase leading to the main first-floor landing.

FIRST FLOOR FULL LANDING

The main first-floor landing benefits from a useful storage cupboard fitted with hanging space and shelving, providing excellent additional storage. A window to the rear elevation allows for natural light, while a radiator ensures comfort. Stairs rise to the second-floor landing, and doors lead to Bedrooms One and Two.

BEDROOM 1

A spacious master bedroom featuring a large bay window to the front elevation, complemented by an additional front-facing window that fills the room with natural light. The room benefits from fitted wardrobes with sliding doors, a feature fireplace surround, and an attractive picture rail. A door provides direct access to the en-suite bathroom.

ENSUITE 1

The en-suite bathroom is beautifully appointed and comprises a panelled bath with shower attachment, wash hand basin with a mirrored LED illuminated cabinet above, WC and a heated towel rail. A rear-facing window provides natural light and ventilation, complemented by inset spot lighting. The room is finished with tile-effect laminate flooring and fully tiled walls, creating a stylish and practical space.

BEDROOM 2

Bedroom Two is a generously proportioned double bedroom featuring a further bay window to the front elevation, allowing for an abundance of natural light. The room also benefits from a picture rail, radiator, and an attractive feature fireplace. A door provides access to the en-suite shower room.

ENSUITE 2

The en-suite shower room is fitted with a shower tray with glass screen and an electric shower over, together with a wash hand basin and WC. The room is finished with tile-effect laminate flooring and tiled walls, creating a practical and contemporary space. Additional features include an LED illuminated mirror above the basin, a heated towel rail, and an extractor fan.



Ensuite



Bedroom 2



Ensuite



Landing

SECOND FLOOR HALF LANDING

The second-floor half landing benefits from a useful storage cupboard and a rear-facing window with stairs rising to the full landing.

SECOND FLOOR FULL LANDING

The full landing benefits from fitted wardrobes providing ample hanging space and shelving, together with a radiator. Doors lead off to two further bedrooms.

BEDROOM 3

Bedroom Three is again a spacious and well-proportioned room, featuring a window to the front elevation, a radiator, and a door providing access to the en-suite bathroom.

ENSUITE 3

The en-suite bathroom features a rear-facing window, providing natural light and ventilation, and is fitted with a panelled bath with shower attachment, wash hand basin, and WC. Additional benefits include a radiator, vinyl flooring, and a combination of partially tiled walls and wet wall panelling, creating a practical and easy-to-maintain finish.

BEDROOM 4

Bedroom Four is a well-proportioned room featuring a window to the front elevation, an attractive feature fireplace, and a radiator. A door provides access to the en-suite bathroom.

ENSUITE 4

The en-suite bathroom is attractively presented with grey tiled walls and wood-effect laminate flooring. The suite comprises a panelled bath with shower attachment, wash hand basin, and low-level WC. Additional features include a large storage cupboard, heated towel rail, and extractor fan, providing both practicality and comfort.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Landing



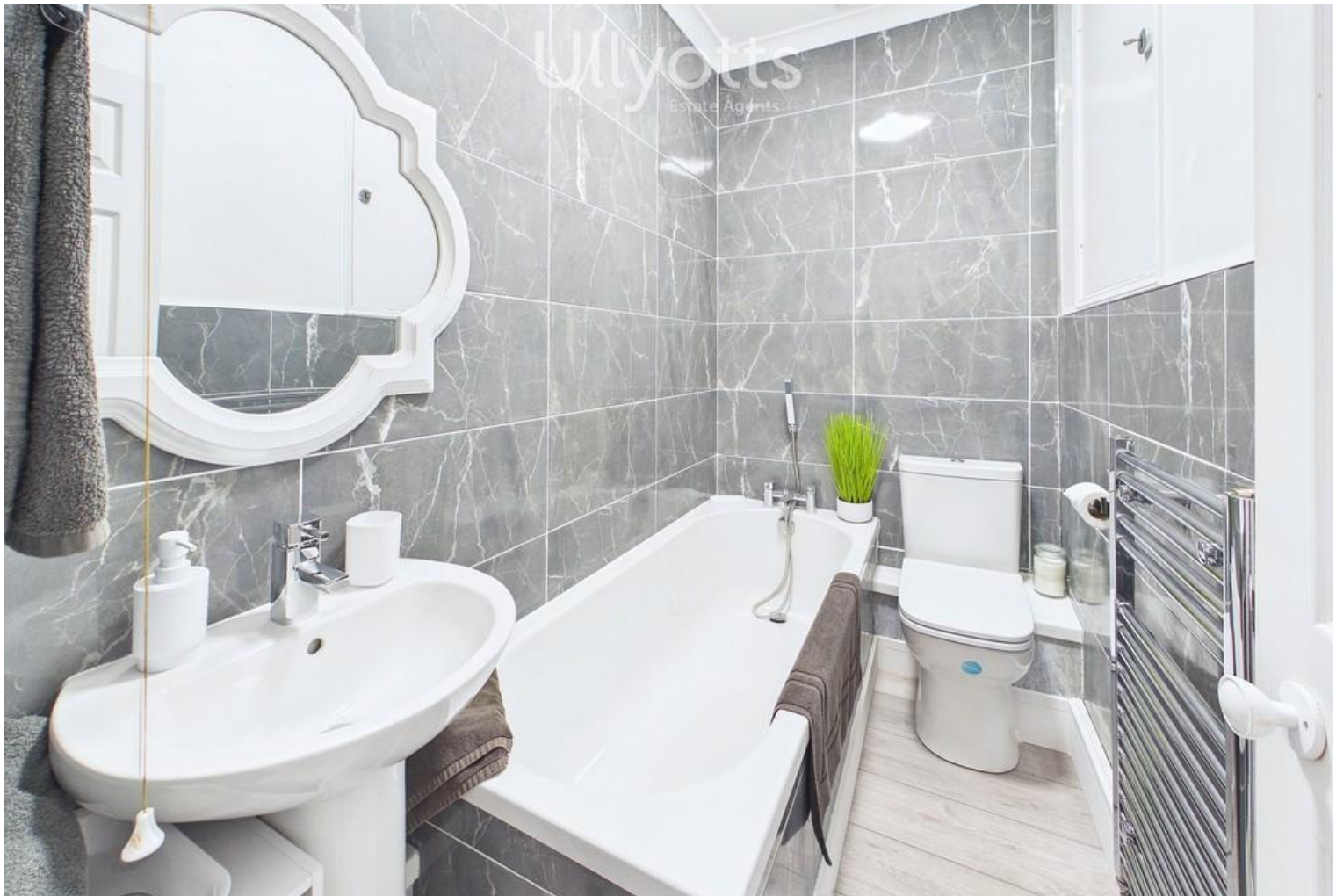
Bedroom 4



Ensuite



Bedroom 4



Ensuite



Garden

OUTSIDE

To the front, the property enjoys an attractive double-fronted appearance and is set back from the road behind low-level boundary walls. A central pathway leads to the front entrance, while slate chippings to either side provide a low-maintenance frontage with the potential for potted plants to add colour and character.

To the rear, the property benefits from a fenced boundary and gated access to a shared passageway, providing convenient bin storage. A patio area offers ample space for outdoor seating and dining, creating a pleasant and practical space for relaxing and entertaining.

TENURE

We understand that the property is freehold and is offered with vacant

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND – B

ENERGY PERFORMANCE CERTIFICATE - RATED D

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

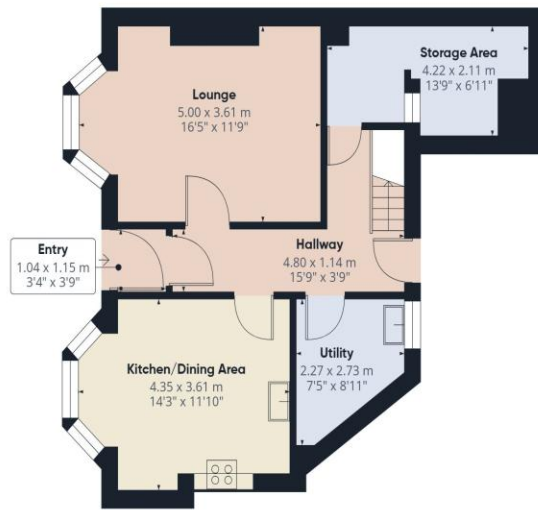
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

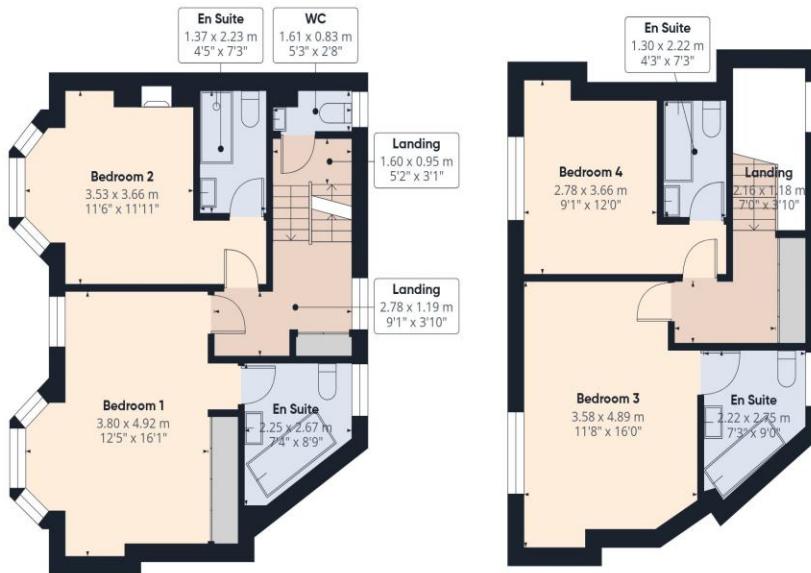


Front Door

The digitally calculated floor area is 163 sq m (1,755 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Floor 2

Approximate total area^m

141 m²
1518 ft²

(1) Excluding balconies and terraces

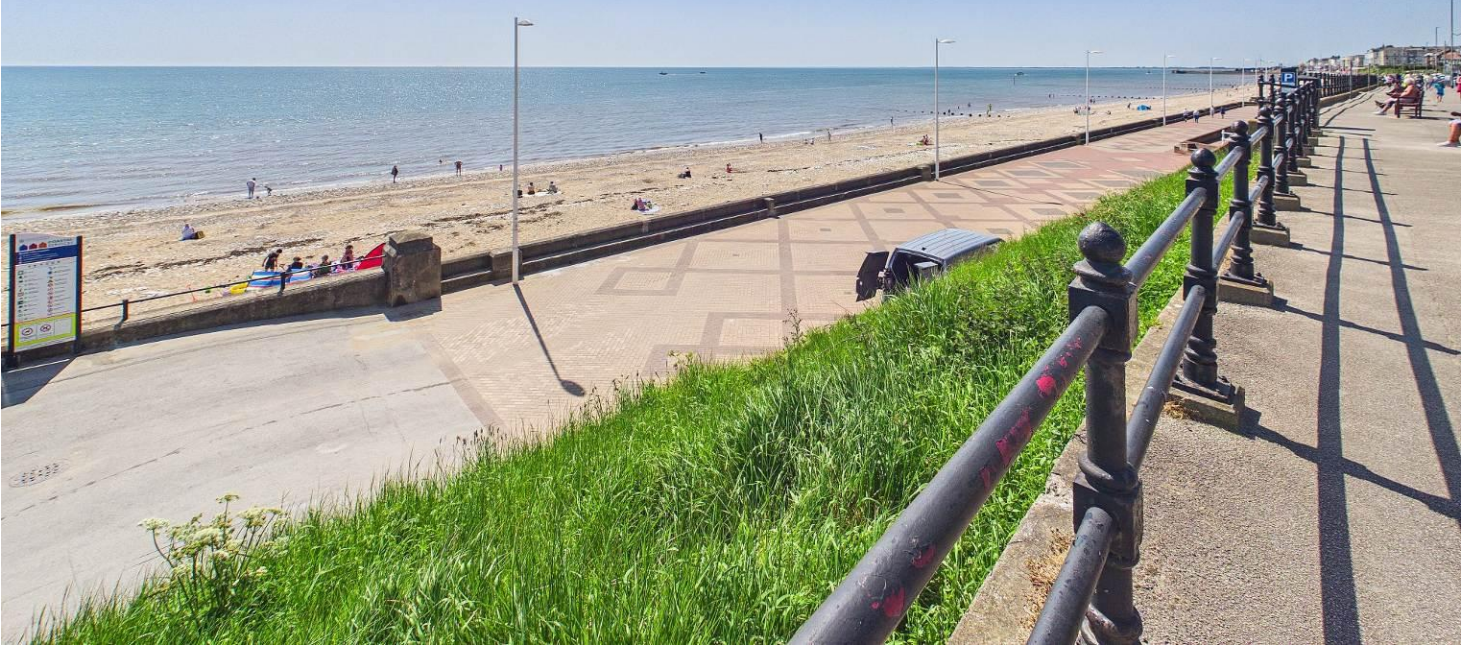
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





5 Blackburn Avenue

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