



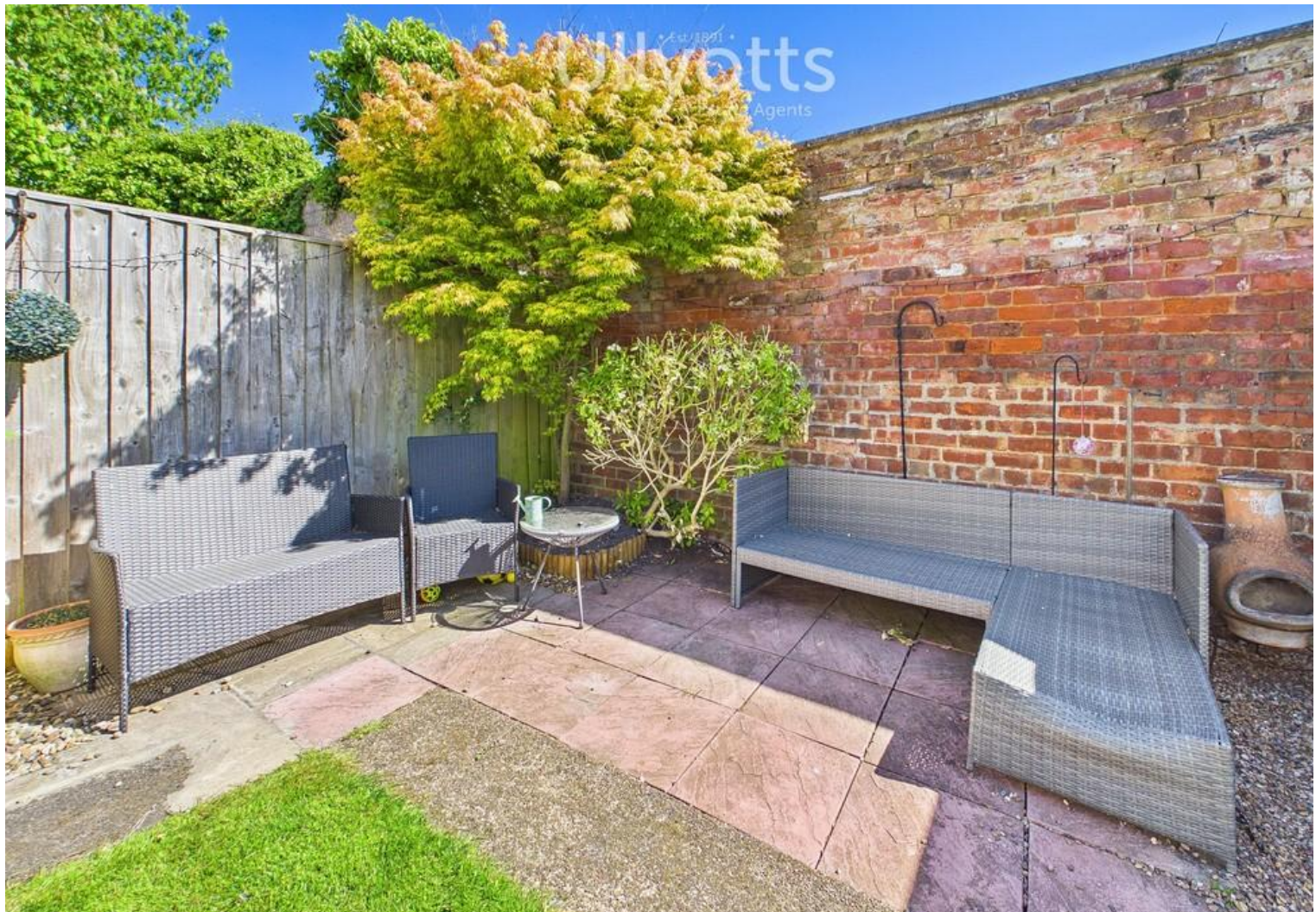
36 Borough Road
Bridlington

YO16 4HL

GUIDE PRICE

£155,000

3 Bedroom Semi-Detached House



Garden



3



3



1



On Road
Parking



Gas Central Heating

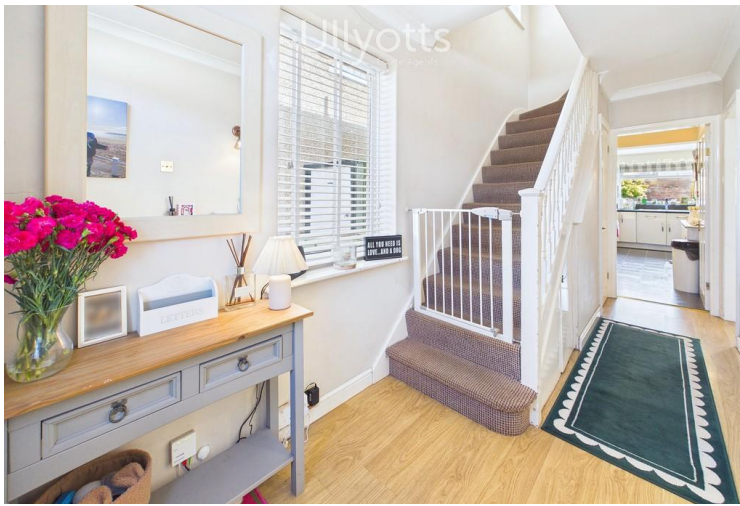
36 Borough Road, Bridlington, YO16 4HL

This beautifully presented three-bedroom semi-detached home offers a warm and inviting layout, featuring a spacious lounge, a dedicated dining room, a bright sunroom and a kitchen. Upstairs, three bedrooms are served by a family bathroom. With its private, well-kept garden providing a peaceful outdoor retreat, this property blends comfort, practicality and charm-an appealing opportunity for anyone looking to move straight into a lovely home.

Set between St John's Avenue and the characterful streets of Bridlington's historic Old Town, this location offers a brilliant blend of convenience and charm. Everyday essentials are close at hand, with Co-op, Aldi, Spar, One Stop and a handy parade of shops on Quay Road, along with a great choice of takeaways and restaurants. Just a short stroll away, the Old Town provides a picturesque backdrop of cobbled streets, the impressive Priory Church and the Bayle Gate Museum, alongside independent cafés, pubs, galleries and

specialist shops. Families will appreciate the excellent local schooling, with Quay Academy, Burlington, New Pasture Lane and Bridlington School all within easy reach, making this a wonderfully practical and well-connected place to call home.

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



Kitchen

Accommodation

ENTRANCE HALL

15' 5" x 5' 11" (4.72m x 1.82m)

Entrance via a glazed uPVC door into the entrance hall, featuring wood-effect laminate flooring and a window to the side elevation. There is useful understairs storage, with doors leading to the lounge, dining room, kitchen, and WC, as well as stairs rising to the first-floor landing.

LOUNGE

14' 5" x 11' 10" (4.40m x 3.61m)

A bright and welcoming reception room featuring a bay window to the front elevation, allowing for plenty of natural light. The room also benefits from a radiator and a feature fireplace with a gas fire, creating a cosy focal point.

DINING ROOM

12' 0" x 11' 10" (3.68m x 3.62m)

A well-proportioned dining room offering ample space for a family dining table and chairs, ideal for both everyday living and entertaining. The room is finished with laminate flooring, coving, a radiator, and a feature fireplace, with sliding uPVC doors opening into the sun room.

KITCHEN

17' 2" x 6' 0" (5.24m x 1.85m)

The kitchen is fitted with a range of wall, base and drawer units with complementary work surfaces and matching splashbacks, together with stylish tile-effect laminate flooring. There is space for appliances including an under-counter fridge, freezer and washing machine, along with a fitted oven, five-ring gas hob and extractor fan. A 1½ bowl stainless steel sink and drainer with mixer tap sits beneath a window overlooking the rear garden, with a radiator also positioned within the room. The kitchen further benefits from space for a small dining table, making it a practical and sociable area of the home.

SUN ROOM

8' 3" x 8' 1" (2.52m x 2.48m)

A fantastic addition to the property, the sun room provides a versatile extra living space, perfect as a second sitting area, playroom, or home office. With pleasant views over the garden through a uPVC door providing direct access outside.



Kitchen



Sunroom



Landing



Bedroom 1

WC

The ground floor WC is a convenient addition to the home with a WC, wash hand basin laminate flooring partially tiled walls and an extractor fan.

FIRST FLOOR LANDING

7' 10" x 4' 10" (2.41m x 1.49m)

The first floor landing benefits from a side facing window, coving, loft hatch and doors to all further rooms.

BEDROOM 1

14' 9" x 10' 6" (4.52m x 3.21m)

The master bedroom is a well-presented and comfortable double room, benefiting from laminate flooring and a radiator. A stylish feature wall with panelling adds character, while a bay window to the front elevation allows for an abundance of natural light, creating a bright and inviting space.

BEDROOM 2

11' 11" x 10' 9" (3.64m x 3.28m)

The second bedroom is well-presented, featuring laminate flooring and a picture rail, adding a touch of character. It also benefits from a useful storage cupboard housing the gas central heating boiler, while a window to

the rear elevation provides natural light.

BEDROOM 3

7' 6" x 7' 2" (2.30m x 2.19m)

The third bedroom is a single room, featuring a window to the front elevation and a radiator, making it a bright and practical space suitable as a bedroom, home office or nursery.

BATHROOM

8' 3" x 5' 10" (2.54m x 1.80m)

The bathroom is well equipped and finished with tiled walls and flooring. It comprises a bath with glass screen and electric shower over, a WC, and a wash hand basin. The room also benefits from a heated towel radiator for added comfort, while a window to the side elevation provides 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.



Bedroom 2



Bedroom 3



Bathroom



Garden

PARKING

Parking for the property is on-street.

OUTSIDE/GARDEN

The rear garden is east-facing and offers a private and enclosed outdoor space, with a combination of fenced and walled boundaries. It features a lawned area, a raised planter, and a patio seating area, ideal for outdoor dining and entertaining. Mature shrubs and trees add interest and greenery, while a gravelled section provides a practical space suitable for a garden shed or additional storage.

To the front, the property is set behind a low-level wall with gated access leading to the entrance. The frontage is mainly gravelled, offering a low-maintenance and neat approach to the property.

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 - 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.

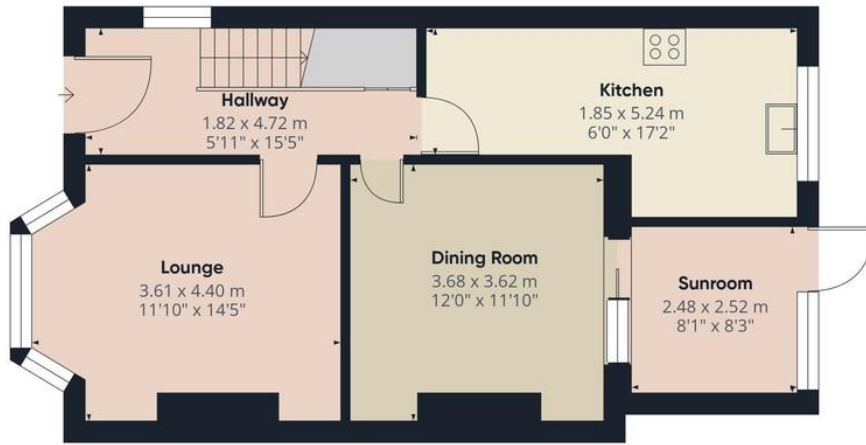
Floor plans are for illustrative purposes only.

VIEWING

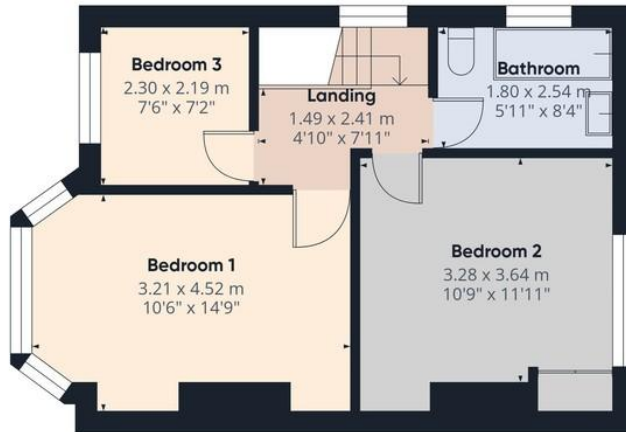
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 93 sq m (1,005 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Ulllyotts
Estate Agents

Approximate total area⁽¹⁾
93.4 m²
1005 ft²

(1) Excluding balconies and terraces

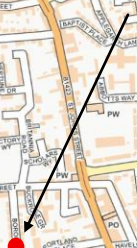
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





36 Borough Road



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