



3 John Harrison Place
Bridlington

YO15 3HF

GUIDE PRICE

£139,950

2 Bedroom Mid-Terrace House



Rear Elevation



2



1



1



Off Road
Parking



Gas Central Heating

3 John Harrison Place, Bridlington, YO15 3HF

Tucked away to the rear of 56 Richmond Street with secure gated access, this stylish two-bedroom terrace forms part of a modern and well-maintained development. The property offers a bright and contemporary open-plan kitchen and living space, complemented by two well-proportioned bedrooms to the first floor and a sleek modern bathroom. Externally, it benefits from a private, enclosed rear garden and an allocated parking space, adding both convenience and security. Immaculately presented and move-in ready, this is an ideal opportunity for a first-time buyer, investment purchaser, or those seeking a low-maintenance holiday home by the sea.

Situated just off Richmond Street, tucked behind the main row of properties, this home enjoys an enviable position close to both the harbour and town centre. The location offers excellent

convenience for local amenities and embraces a vibrant coastal lifestyle. A wide range of nearby restaurants, including Salt on the Harbour, along with cafés and traditional public houses, are all within easy reach. Residents can also take advantage of nearby attractions such as the harbour, The Spa, cinema, bowling alley, and a selection of leisure facilities. With excellent transport connections via both the railway and bus stations.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. 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.



Lounge



French Doors To Garden



Kitchen



Open Plan Kitchen Dining & Living

Accommodation

ENTRANCE

Entrance to the property is via a composite door opening into the open-plan kitchen, dining and living area.

LOUNGE

20' 1" x 15' 2" (6.14m x 4.63m)

The lounge area offers natural light flowing in through French doors leading out to the garden. The space is carpeted, features stairs rising to the first floor, and is open to the kitchen area.

KITCHEN

The kitchen area benefits from mosaic-effect vinyl flooring and a range of grey gloss, wall and base units complemented by a brick-effect tiled splashback. A south-facing window to the front elevation allows plenty of natural light, with a stainless steel sink and drainer positioned beneath. An island provides additional base storage and casual dining space. Integrated appliances include an

electric oven, four-ring electric hob with fitted extractor, and a wall-mounted gas central heating boiler, while there is also space for a washing machine and fridge freezer. The area further benefits from a radiator and an understairs storage cupboard.

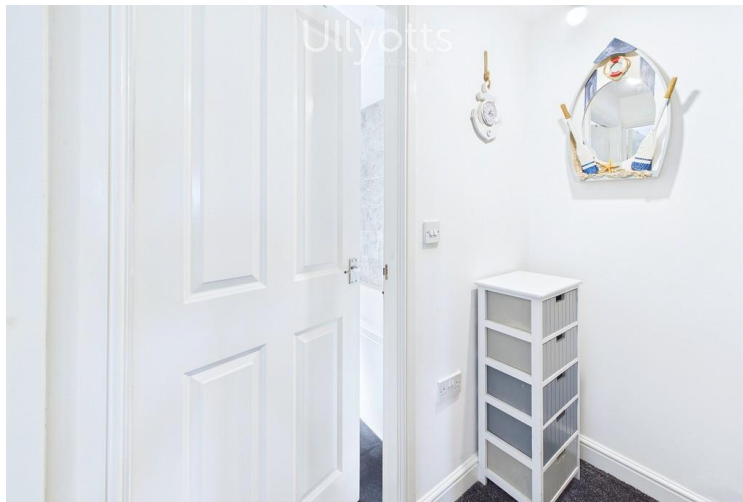
FIRST FLOOR LANDING

The first floor landing offers access to both bedrooms and a family bathroom.

BEDROOM 1

11' 9" x 11' 3" (3.59m x 3.43m)

The master bedroom benefits from a window to the rear elevation overlooking the garden, along with a fitted storage cupboard with hanging rail and a radiator.



Landing



Bedroom 1



Bedroom 1



Bedroom 2

BEDROOM 2

8' 9" x 8' 5" (2.69m x 2.59m)

The second bedroom offers a window to the front elevation, a radiator, and a loft hatch providing access to a fully boarded loft space.

BATHROOM

5' 10" x 5' 6" (1.80m x 1.68m)

The family bathroom is well presented and fitted with a panelled P-shaped bath with shower attachment, vanity wash hand basin, and WC. The room also benefits from tiled walls, mosaic-effect vinyl flooring, a radiator, and is illuminated by a window to the front elevation along with inset spot lighting.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

Parking and access to the property is via a gate situated between 56 and 58 Richmond Street. The allocated parking space is located to the front of the property within a marked bay.

GARDEN

The enclosed rear garden is private and has been designed for low-maintenance outdoor living, featuring a generous paved patio seating area ideal for entertaining and al fresco dining. An artificial lawn adds a touch of greenery, while fenced and walled boundaries provide privacy and security. The garden also benefits from a useful timber storage shed for storing garden furniture.



Bathroom



Rear Garden



Seating Area



Front Elevation - Parking

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 - RATED B

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.

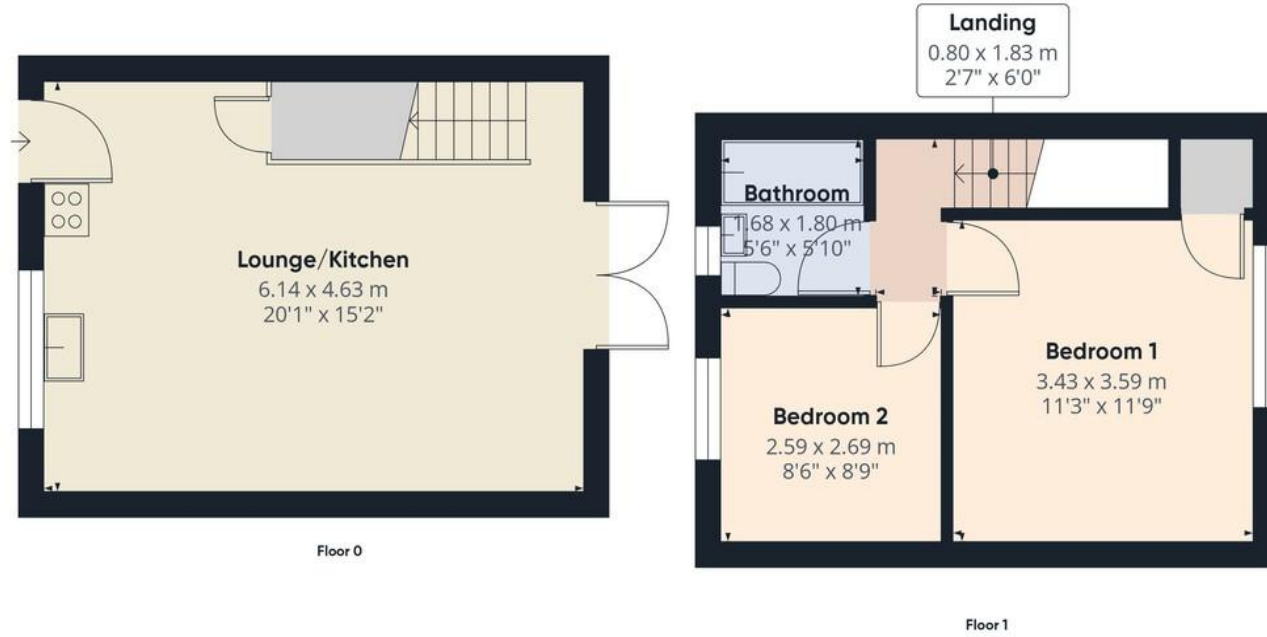
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 54 sq m (580 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
53.9 m²
580 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



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