



19 Blackburn Avenue
Bridlington
YO15 2ER

ASKING PRICE OF

£180,000

4 Bedroom Mid Terraced House

• Est. 1891 •
Ulllyotts
Estate Agents

01262 401401



Dining Room

 4
  2
  2
  On Road Parking
  Gas Central Heating

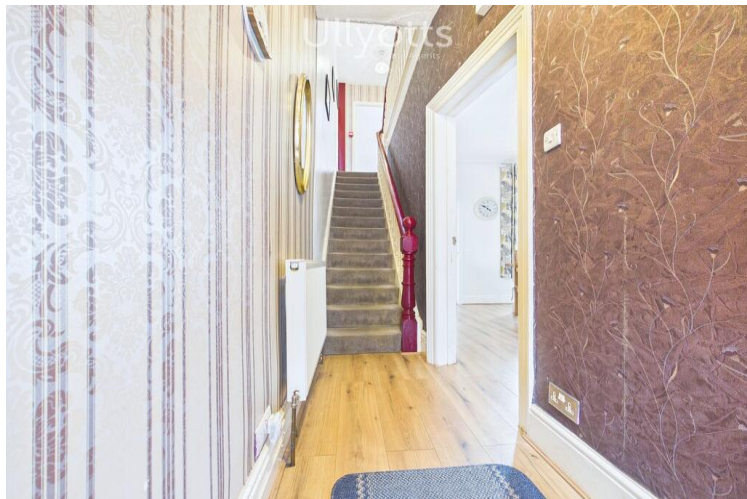
19 Blackburn Avenue, Bridlington, YO15 2ER

This characterful period property offers spacious and versatile accommodation arranged over three floors. Retaining a wealth of original features, including fireplaces, hearths, coving and attractive bay windows, the property combines traditional charm with practical modern touches throughout. The accommodation provides multiple bedrooms, two bathrooms, several comfortable living spaces, a well-equipped kitchen and useful additional storage. With its generous accommodation, period character and versatile layout, this is a home offering plenty of space and character throughout.

The Harbour and Town Centre areas are bustling hubs offering convenience of town centre amenities and a vibrant coastal lifestyle. With access to all local schools, the area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses

cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.

Bridlington offers the charm of a classic Yorkshire seaside town with the convenience of modern living. Its award-winning sandy beaches, bustling harbour, and picturesque Old Town create a welcoming atmosphere for residents of all ages. The town provides excellent local amenities, well-regarded schools, and easy transport links, making it an appealing choice for families, retirees, and holiday-home buyers alike. With a friendly community and a relaxed coastal lifestyle, Bridlington is a place where every day feels a little brighter.



Entrance Hall



Lounge



Kitchen



First Floor Sitting Room

Accommodation

ENTRANCE PORCH

A welcoming entrance porch accessed via a UPVC door, with tiled flooring upon entry and providing a pleasant introduction to the property.

ENTRANCE HALL

12' 11" x 3' 6" (3.95m x 1.08m)

Entering through a wooden door, the hallway features laminate flooring and benefits from a radiator and a full fire alarm system. The property is therefore well suited to continued use as a holiday let.

LOUNGE

15' 4" x 10' 9" (4.69m x 3.28m)

A bright and inviting living space with an attractive bay window overlooking the front, allowing plenty of natural light into the room. The room retains a lovely period feel with an electric fireplace and matching hearth creating a natural focal point. A radiator provides warmth.

DINING ROOM

12' 3" x 9' 10" (3.75m x 3.02m)

A characterful dining room offering a lovely combination of traditional features and practical living space. The room benefits from an original fireplace and hearth, a rear-facing

window and decorative coving. Laminate flooring provides a practical finish, while recessed open storage within the wall offers useful space for display and storage.

KITCHEN

13' 3" x 9' 0" (4.06m x 2.75m)

A well-equipped kitchen offering a good range of fitted storage and workspace. The kitchen includes an oven and hob with extractor above, together with space for a freestanding fridge/freezer. Two side-facing windows provide plenty of natural light, while a door leads directly out to the yard. Tiled flooring and partly tiled walls provide a practical finish, with underfloor heating adding extra comfort.

FIRST FLOOR LANDING

11' 8" x 5' 5" (3.58m x 1.67m)

A spacious landing providing access to the bathroom, bedroom and upper sitting room. The landing benefits from a radiator and useful storage cupboard. Stairs rise to the second-floor landing.

UPSTAIRS SITTING ROOM

16' 7" x 12' 4" (5.06m x 3.78m)

A spacious and characterful sitting room featuring a large bay window together with a further single window, both



Bedroom



Bathroom



Bedroom



Bedroom

overlooking the front of the property. The room benefits from a radiator, decorative coving and an attractive original fireplace with hearth.

BEDROOM

12' 6" x 10' 9" (3.82m x 3.30m)

A comfortable bedroom with a rear-facing window, providing natural light and views towards the rear of the property. The room also benefits from a radiator and decorative coving.

BATHROOM

9' 5" x 8' 10" (2.89m x 2.71m)

A well-equipped bathroom comprising WC, pedestal wash hand basin and bath with overhead shower. A side-facing window provides natural light, while the room also benefits from tiled flooring, partly tiled walls and a radiator. The central heating boiler is housed within the room.

TOP FLOOR LANDING

8' 1" x 5' 5" (2.47m x 1.67m)

A useful landing area providing access to the three top-floor bedrooms and en-suite. A Velux window allows natural light into the space and creates a bright approach to the bedrooms.

BEDROOM

12' 4" x 9' 7" (3.76m x 2.93m)

A bright and generously sized bedroom with a large window allowing plenty of natural light into the room. The original fireplace and surround provide an attractive period feature and focal point, complemented by a radiator.

BEDROOM

8' 11" x 7' 0" (2.73m x 2.15m)

A charming bedroom featuring a Velux window which brings natural light into the room, together with a radiator. The original fireplace and hearth add character and complement the property's traditional features.

BEDROOM

15' 4" x 12' 6" (4.68m x 3.83m)

A well-proportioned bedroom overlooking the rear, with a window providing natural light, radiator and attractive decorative coving.

SHOWER ROOM

5' 10" x 5' 0" (1.79m x 1.54m)

A convenient shower room comprising an electric shower, WC and pedestal wash hand basin. Splashback tiling provides a practical finish, with vinyl flooring and a heated towel radiator completing the room.



Bedroom



Shower Room



Rear Elevation



Bridlington Spa

OUTSIDE

To the rear of the property is a generous concrete-paved area, providing a low-maintenance outdoor space that is ideal for entertaining, outdoor dining or relaxing. The easy-to-maintain surface makes the space practical for everyday use.

The rear also benefits from access to a useful brick-built outhouse, offering excellent additional storage. The outhouse is fitted with plumbing for a washing machine and tumble dryer, providing a practical and convenient utility space.

PARKING

On road parking available

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

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 - DELETED

Registered Holiday Let

Current rateable value (1 April 2026 to present)
£5,100

ENERGY PERFORMANCE CERTIFICATE - RATED E

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.

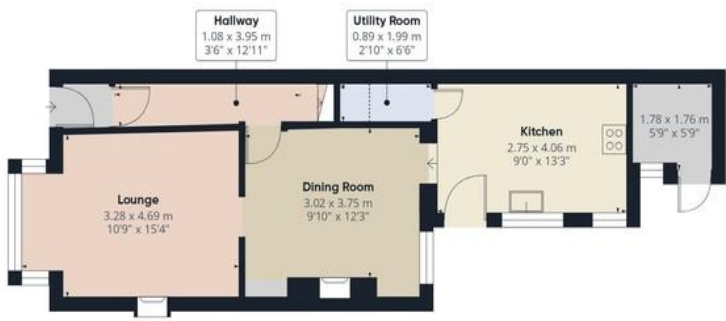
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

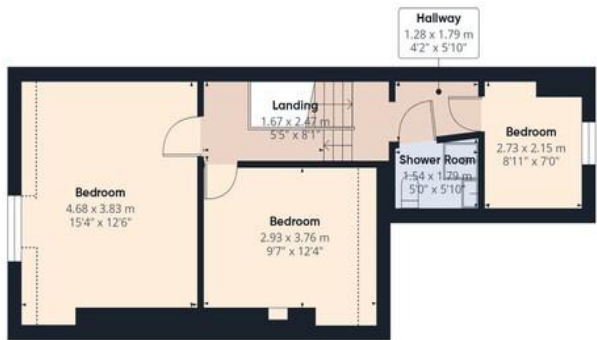
The digitally calculated floor area is 140 sq m (1,510 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

140.3 m²
1510 ft²

Reduced headroom

3.1 m²
33 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





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BRIDLINGTON

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