



6 Haworth Walk
Bridlington
YO16 4BQ

GUIDE PRICE

£119,950

3 Bedroom Mid Terrace House



Rear Garden



3



2



1



Off Road
Parking



Gas Central Heating

6 Haworth Walk, Bridlington, YO16 4BQ

Offered with no onward chain, this spacious three-bedroom terraced home is ideally situated just moments from Bridlington Old Town. Featuring a lounge, generous dining kitchen, family bathroom and enclosed rear garden, the property offers fantastic potential for buyers looking to put their own stamp on a well-proportioned home.

The property is tucked behind a row of properties that are situated on Easton Road. Vehicular access is via Lowood Drive, where a first come first served parking area is available to surrounding properties. Access to the property is on foot via a pathway that leads across the front of the row of terraced properties.

The property is situated within easy access to Bridlington's historic Old Town, which is a charming and characterful location, steeped in history and offering many amenities. Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by

cafes, public houses, antique shops, an art gallery, opticians, beauticians, and a florist. With its picturesque, cobbled streets, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience. Also, further amenities include a convenience store, Starbucks Coffee to go and Greggs within the fuel station situated on Scarborough Road.

Bridlington is a popular seaside destination known for its sandy beaches, historic harbour and lively promenade, offering a range of classic attractions including amusement arcades, ice cream parlours and traditional fish and chip shops. The town's charming Old Town provides a selection of independent shops and historic architecture, while nearby natural landmarks such as Flamborough Head add to the area's appeal, offering dramatic scenery and coastal walks.



Lounge



Virtually Staged Lounge



Dining Room



Virtually Staged Dining Room

Accommodation

ENTRANCE PORCH

5' 10" x 3' 10" (1.78m x 1.17m)

Accessed via a glazed uPVC entrance door, the property opens into a useful brick and uPVC porch, with a further door leading into the welcoming entrance hall.

ENTRANCE HALL

12' 7" x 6' 1" (3.86m x 1.86m)

The entrance hall features wood-effect laminate flooring, doors leading to the ground floor rooms, a useful storage cupboard, radiator, and staircase rising to the first-floor landing.

LOUNGE

13' 10" x 10' 9" (4.24m x 3.30m)

The lounge benefits from a window to the front elevation, a feature wallpapered wall, and a radiator.

DINING ROOM

9' 5" x 8' 5" (2.88m x 2.59m)

The dining room is a good size, offering ample space for a family dining table, with understairs storage, a rear window, and a glazed uPVC door providing access to the

garden. It also benefits from a radiator, a feature wallpapered wall, and an opening through to the kitchen.

KITCHEN

10' 7" x 10' 5" (3.24m x 3.19m)

The kitchen is fitted with a range of wall and base units with worktops over and wood-effect laminate flooring. There is a 1½ stainless steel sink and drainer with mixer tap set beneath a rear-facing window, along with a wall-mounted gas central heating boiler and radiator. The space also provides room for appliances including an oven, washing machine and fridge freezer.

FIRST FLOOR LANDING

8' 3" x 6' 0" (2.54m x 1.84m)

The landing benefits from a storage cupboard, coving, and doors leading to all rooms.

BEDROOM 1

11' 2" x 10' 5" (3.41m x 3.19m)

The master bedroom is light and airy, featuring a front-facing window, a feature wallpapered wall along with coving and a radiator.



Kitchen



Landing



Bedroom 1



Virtually Staged Bedroom 1

BEDROOM 2

12' 9" x 9' 10" (3.91m x 3.00m)

The second bedroom benefits from a rear-facing window, radiator, and coving.

BEDROOM 3

8' 9" x 7' 5" (2.68m x 2.28m)

Bedroom three features a front-facing window and a feature wallpapered wall.

BATHROOM

7' 1" x 5' 5" (2.17m x 1.67m)

The bathroom is fitted with a panelled bath with glass screen and electric shower over, alongside a wash hand basin and WC. The walls are partially finished with wet wall panelling, and there is a high rear-facing window and radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

The rear garden is a pleasant, enclosed space featuring a paved seating area ideal for outdoor dining, complemented by a feature wall. A step leads up to a further section recently seeded with grass and an apple tree. A paved pathway provides access to a brick storage area, offering space for gardening equipment, along with gated bin access.

To the front is a generous open lawned area with a flower bed beneath the front window and a pathway leading to the entrance.

PARKING

Vehicular access is via Lowood Drive, where a first-come, first-served parking area is available for surrounding properties.



Bedroom 2



Virtually Staged Bedroom 2



Bathroom



Rear Garden

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 C

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.

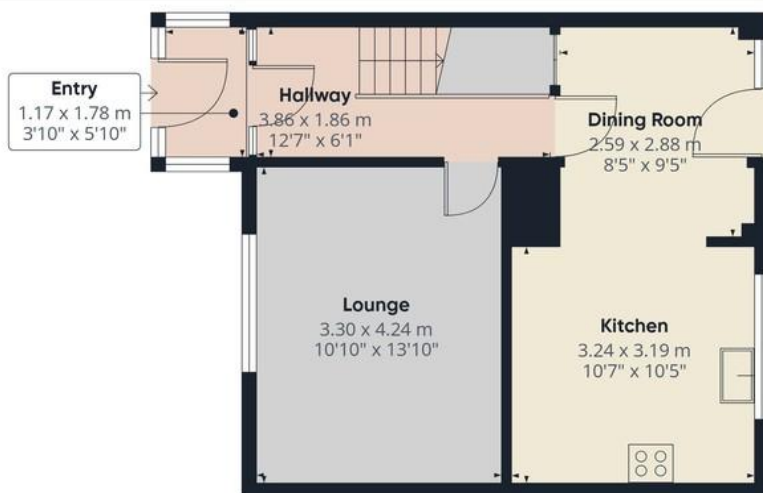
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (79.3 m²). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Approximate total area⁽¹⁾
79.3 m²
853 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



6 Haworth Road



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