



11 Holyrood Avenue
Bridlington
YO15 2EA

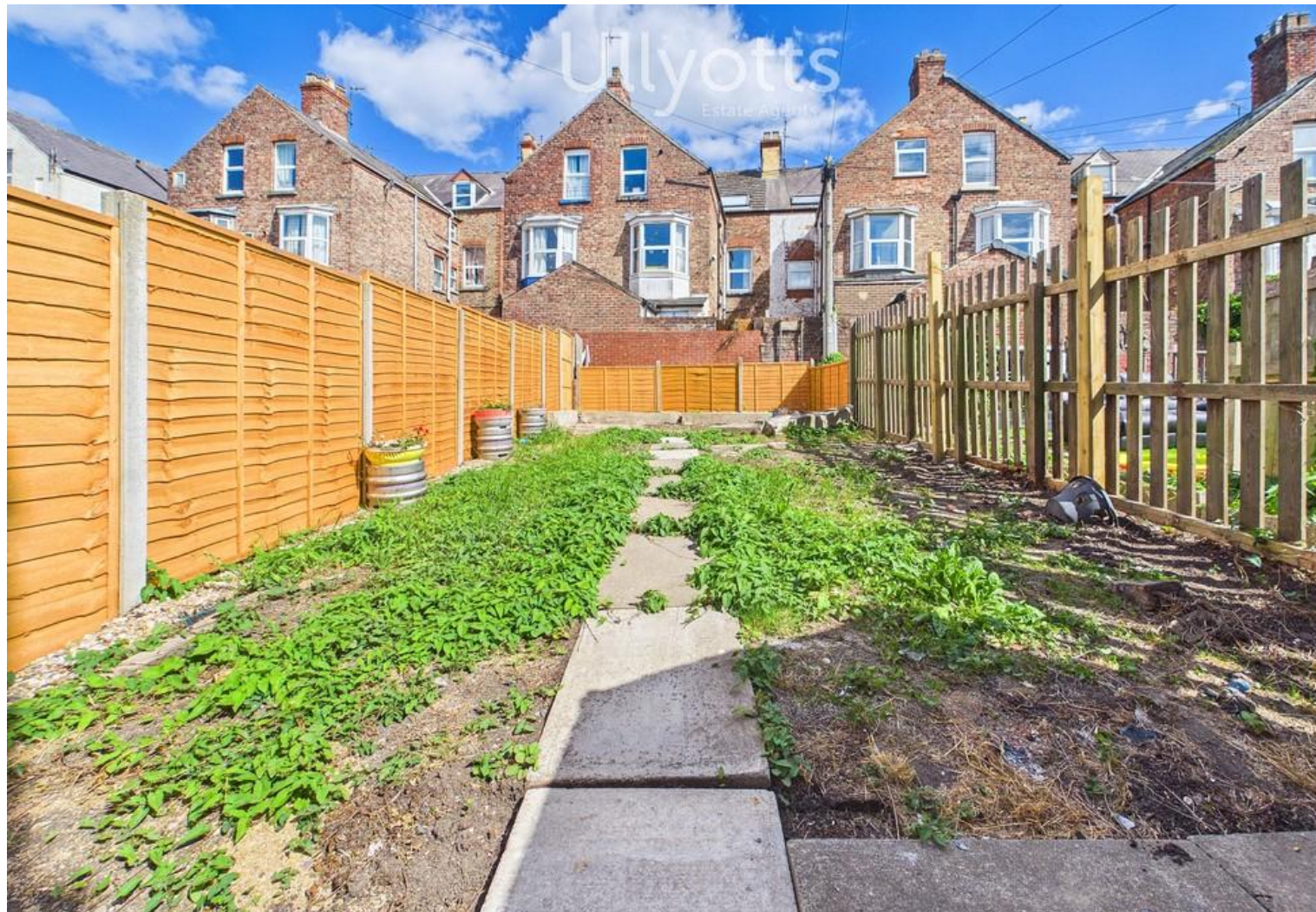
GUIDE PRICE

£149,950

4 Bedroom End Terrace House

• Est. 1891 •
Ulllyotts
Estate Agents

01262 401401



Garden

 4
  2
  1
  On Road Parking
  Gas Central Heating

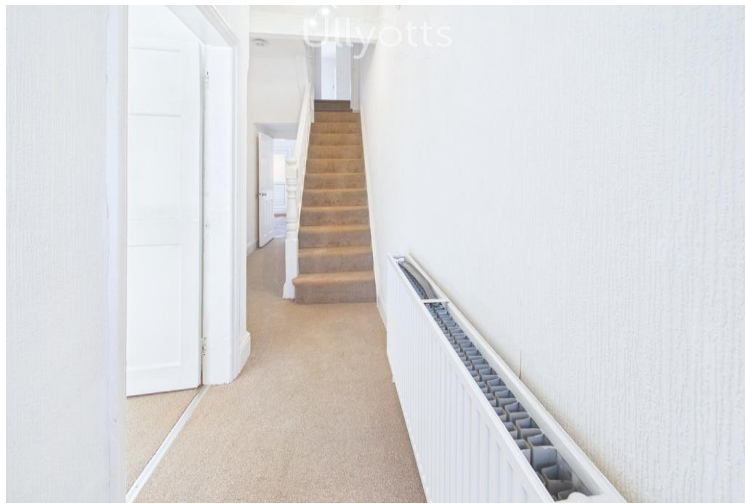
11 Holyrood Avenue, Bridlington, YO15 2EA

Situated just a stone's throw from the town centre, this spacious end-terrace home offers versatile accommodation arranged over multiple levels. The property features a generous lounge and separate dining room, complemented by a fitted kitchen. Four well-proportioned bedrooms are arranged across the upper floors, with the principal bedroom benefiting from its own dressing room and are served by a family bathroom. Externally, the property enjoys a spacious east-facing rear garden together with a useful outbuilding providing excellent storage and utility space. Offered to the market with no onward chain, this home presents an excellent opportunity for a buyer to personalise the property, creating a fantastic family home in a highly convenient location.

Holyrood Avenue is within immediate walking distance from Bridlington's town centre and is a bustling hub offering unparalleled convenience and a vibrant coastal lifestyle. With access to all local schools, the area offers a wealth of amenities, including the picturesque harbour, home to eateries

like Salt On The Harbour with its fabulous views. Residents can enjoy attractions such as The Spa, East Riding Leisure Centre, cinema, bowling, arcades, souvenir shops and a fairground. Numerous restaurants, cafés and public houses cater to 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.

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.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

11' 4" x 5' 2" (3.46m x 1.60m)

Entrance to the property is via a composite front door opening into a porch with mosaic-effect vinyl flooring. A glazed internal door leads through to the welcoming entrance hall, featuring a radiator, decorative coving and cornicing, staircase rising to the first floor, useful understairs storage cupboard, and a further cupboard housing the utility meters. Doors provide access to all ground floor accommodation.

LOUNGE

12' 0" x 11' 10" (3.67m x 3.62m)

The spacious lounge enjoys a bay window to the front elevation, allowing plenty of natural light to fill the room. Further features include decorative coving, a radiator, a feature wallpapered wall, and a central chandelier point.

DINING ROOM

11' 3" x 10' 0" (3.45m x 3.05m)

The dining room enjoys a window overlooking the rear garden. The room also benefits from a radiator and offers plenty of space to accommodate a family dining table, making it ideal for both everyday dining and entertaining.

KITCHEN

11' 9" x 8' 10" (3.60m x 2.70m)

The kitchen is fitted with a range of wall, base and drawer units complemented by wood-effect work surfaces and tiled flooring. A stainless steel sink and drainer with a mixer tap is positioned beneath a window to the side elevation. Integrated appliances include an electric oven with a four-ring hob and extractor hood over, while there is additional space for a fridge freezer, dishwasher and further white goods. The wall-mounted gas central heating boiler is also housed within the kitchen. A glazed uPVC door provides direct access to the rear garden.

FIRST FLOOR HALF LANDING

The first-floor half landing provides access to the family bathroom and separate W.C., with a further two steps leading up to the main landing, from which the remaining first-floor accommodation can be accessed.

FIRST FLOOR FULL LANDING

6' 3" x 5' 2" (1.93m x 1.60m)

The main landing provides access to a bedroom and features an open walkway leading through to the principal bedroom, which benefits from an adjoining dressing room. A staircase continues to the second floor, providing access to the remaining accommodation.



Kitchen



Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

BEDROOM 1

12' 0" x 8' 3" (3.67m x 2.54m)

The principal bedroom enjoys a window to the front elevation, allowing for plenty of natural light. Character features include an attractive decorative fireplace, while a built-in storage cupboard provides useful storage space. The room is completed by a radiator.

DRESSING ROOM

9' 0" x 5' 9" (2.75m x 1.76m)

The adjoining dressing room benefits from a window and offers excellent versatility, this room would make an ideal dressing area, nursery, home office, or hobby room, depending on the needs of the new owner.

BEDROOM 2

11' 4" x 8' 9" (3.46m x 2.69m)

The second bedroom on this level enjoys a window overlooking the rear elevation, allowing natural light into the room. The accommodation is further enhanced by a useful storage cupboard and a radiator.

BATHROOM

8' 11" x 7' 7" (2.72m x 2.33m)

The spacious family bathroom is fitted with tile-effect laminate flooring and comprises a wash hand basin with tiled

splashback, a P-shaped bath with glazed curved shower screen, thermostatic shower and wet wall surround. A window to the rear elevation provides natural light, while a useful storage cupboard with fitted shelving offers additional practicality.

WC

5' 3" x 2' 6" (1.61m x 0.77m)

The separate WC benefits from a window to the side elevation, providing natural light and ventilation, and is fitted with a WC.

SECOND FLOOR LANDING

5' 2" x 4' 2" (1.59m x 1.29m)

The second-floor half landing benefits from a window providing natural light and features steps leading up to the main landing. Doors provide access to the two remaining bedrooms on this level.

BEDROOM 3

15' 6" x 10' 7" (4.74m x 3.23m)

The third bedroom enjoys a dormer window to the front elevation, allowing natural light into the room, and is completed with a radiator.

BEDROOM 4

10' 0" x 9' 10" (3.05m x 3.00m)

The final bedroom benefits from a Velux window to the rear elevation, providing natural light, and a radiator.



Bathroom



Second Floor



Bedroom 3



Bedroom 4

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

On street parking.

OUTSIDE

To the rear, the property enjoys a generous east-facing garden, enclosed by fenced boundaries and offering plenty of space for families, gardening enthusiasts or outdoor entertaining. A paved pathway extends to the end of the garden, providing easy access throughout.

A useful outbuilding provides excellent storage and incorporates a utility area, fitted with a sink and drainer together with space and plumbing for a washing machine. A uPVC door provides access to this practical additional space.

To the front, the property is set back from the road behind a low-level wall, with a gated pathway providing access to the front entrance.

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 - B

ENERGY PERFORMANCE CERTIFICATE - RATED C

NOTE

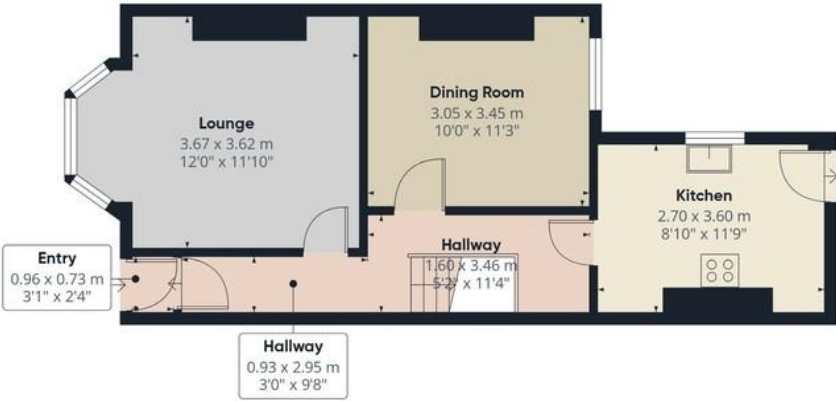
Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from 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

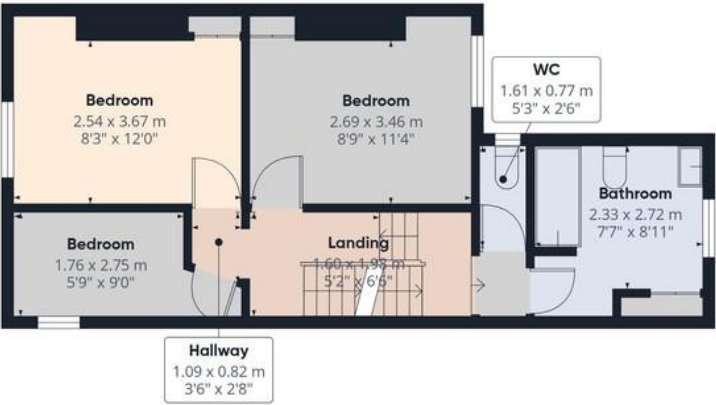
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (108.6 m2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
108.6 m²
1168 ft²

Reduced headroom
7.7 m²
83 ft²

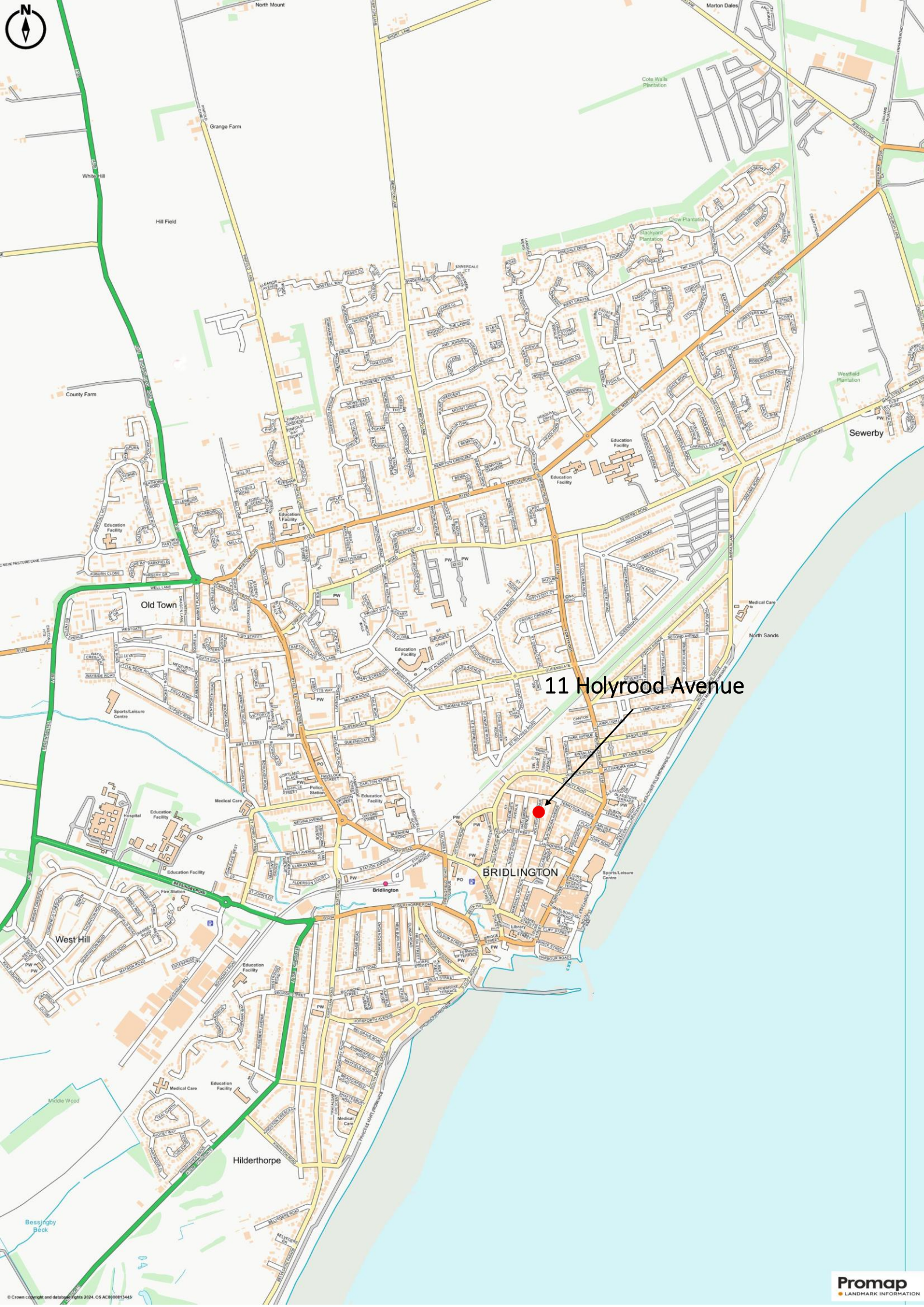
(1) Excluding balconies and terraces

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





11 Holyrood Avenue

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