



13 Applegarth Lane  
Bridlington

YO16 7JY

ASKING PRICE OF

**£125,000**

**1 Bedroom End Terraced House**



Garden



Off Street  
Parking



Gas Central Heating

### 13 Applegarth Lane, Bridlington, YO16 7JY

Offered with no onward chain, this delightful one-bedroom terraced house is ideally situated near the historic Priory Church in Bridlington. The property offers comfortable and convenient living, featuring a welcoming lounge, a well-appointed kitchen with a dining area, which has been extended to the rear of the property, a generously sized bedroom, and a bathroom. This charming home is perfect for a first-time buyer, a buy-to-let investor, a peaceful retirement retreat, or a holiday getaway.

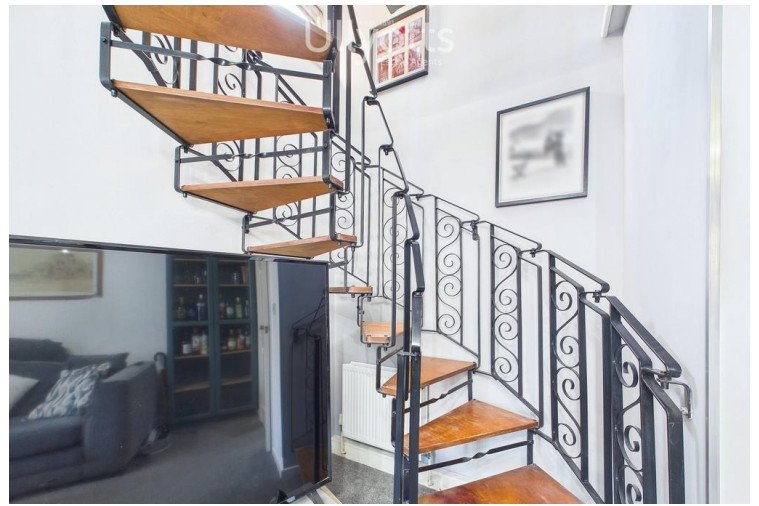
Bridlington's historic Old Town is a charming and characterful location, steeped in history and offering many amenities. Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by cafes, public houses, antique shops, an art gallery, opticians, beauticians, and a florist. With its picturesque, cobbled streets, the

nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm. The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. Bus services are available within the town and to other areas.



Lounge



Stairs



Dining Area



Storage

## Accommodation

### LOUNGE

13' 5" x 11' 3" (4.10m x 3.44m)

Accessed via a UPVC front door, you are welcomed into a charming and well-presented lounge. This inviting space features a radiator and an attractive electric fire set within a decorative surround and hearth, creating a cosy focal point ideal for relaxing evenings. A window to the front aspect allows for plenty of natural light. Adding character and a unique design feature, a stylish spiral staircase rises gracefully from the lounge, providing access to the first floor.

### KITCHEN DINING AREA

22' 0" x 9' 3" (6.72m x 2.84m)

The kitchen is well-equipped with an electric hob and extractor fan over, along with an electric oven, and offers a good range of wall and base units as well as full-height fitted cupboards, providing ample storage. There is a sink with mixer tap and drainer, laminate flooring, space for a washing machine and

fridge freezer, and a radiator for added comfort.

Stepping down into the dining area, this inviting space is enhanced by two windows, one to the rear and one to the side allowing plenty of natural light to fill the room. A door to the side provides convenient access to the outside, while an additional radiator ensures the area remains warm and comfortable, making it an ideal setting for dining and entertaining.

### LANDING

3' 0" x 2' 6" (0.93m x 0.78m)

The landing benefits from a window to the side, allowing plenty of natural light to create a bright and airy feel, and provides access to the bedroom and bathroom.



Kitchen



Bedroom



Bathroom



Bayle Gate

### **BEDROOM**

11' 3" x 8' 7" (3.44m x 2.63m)

The bedroom features a window to the front, allowing for plenty of natural light, and benefits from a radiator, creating a bright and comfortable space. Loft hatch with boarded out loft providing ample storage.

### **BATHROOM**

7' 6" x 5' 6" (2.30m x 1.68m)

The bathroom is fitted with a bath and electric shower over, WC, and pedestal hand basin. A window to the rear provides natural light, while a heated towel ladder adds comfort. There is also a floor-to-ceiling fitted cupboard offering ample storage, complemented by wooden flooring.

### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

UPVC double glazing throughout.

### **OUTSIDE**

The outside space is fully paved for ease of maintenance and provides access to a brick-built shed, ideal for additional storage.

### **PARKING**

Large off street parking space available

### **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.



Nearby Priory Church

**COUNCIL TAX BAND - A**

**ENERGY PERFORMANCE CERTIFICATE - RATED D**

**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.

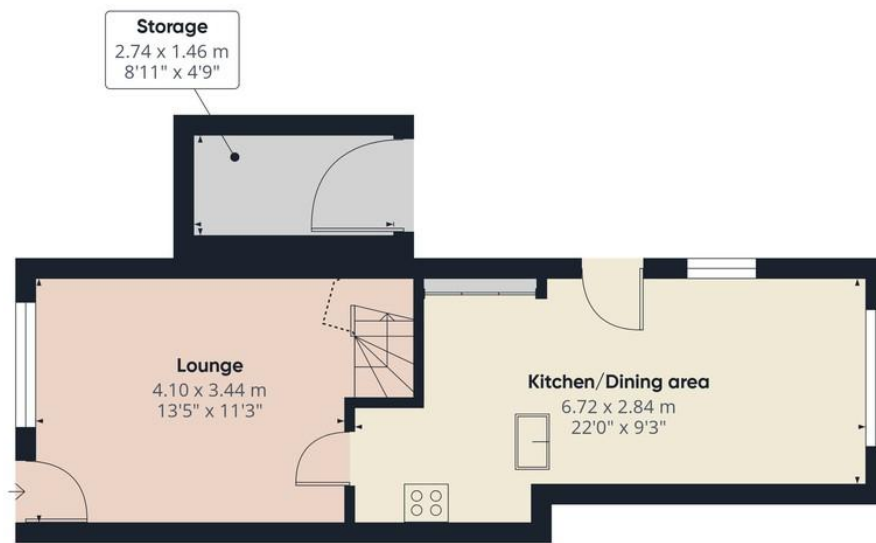
Floor plans are for illustrative purposes only.

**VIEWING**

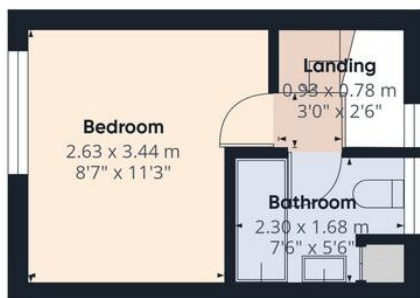
Strictly by appointment with Ulllyotts 01262 401401  
- Option 1.

Regulated by RICS

The digitally calculated floor area is (53.5 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
53.5 m<sup>2</sup>  
576 ft<sup>2</sup>

**Reduced headroom**  
1.6 m<sup>2</sup>  
17 ft<sup>2</sup>

(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





13 Applegarth Lane



Old Town

BRIDLINGTON

Bridlington

Hilderthorpe

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