



16 Travis Street
Bridlington
YO15 2EG

OFFERS OVER

£135,000

4 Bedroom Mid Terrace House



Lounge

 4
  2
  2
  On Road
  Gas Central Heating

16 Travis Street, Bridlington, YO15 2EG

A well maintained and generously proportioned four-bedroom mid-terrace family home, positioned just a stone's throw from the town centre. Offering spacious and versatile accommodation arranged over three floors, with two reception rooms, kitchen, two bathrooms and four bedrooms, the property also benefits from a pleasant rear patio garden. An excellent family home, combining generous living space with a highly convenient location.

Situated just a short distance away from Bridlington town centre, this property enjoys a highly convenient location with everything the town has to offer close at hand. Bridlington provides a fantastic mix of everyday amenities and coastal attractions, with the picturesque harbour, sandy beaches and promenade all within easy reach. The town offers a wide choice of cafés, restaurants, public

houses and shops, alongside popular leisure facilities including The Spa, East Riding Leisure Centre, cinema, bowling, arcades and the traditional seafront attractions. Excellent transport links are available via both the railway and bus stations, while a selection of local schools is also close by.

Nestled on the stunning Yorkshire coast, Bridlington is a popular seaside town offering an excellent balance of family living and coastal lifestyle. With its beautiful beaches, scenic walks, parks, leisure facilities and welcoming community, the town provides plenty to enjoy for all ages and makes an appealing place to call home.



Dining Room



Kitchen



Kitchen



Bedroom 1

Accommodation

ENTRANCE HALL

12' 0" x 3' 1" (3.67m x 0.95m)

Accessed via a glazed uPVC door, the entrance hall provides space for coat hanging, a radiator, stairs rising to the first floor and doors leading to both the lounge and dining room.

LOUNGE

14' 1" x 11' 2" (4.31m x 3.41m)

A welcoming reception room featuring a box bay window to the front elevation, coving and ceiling rose, radiator, space for a wall-mounted television and a useful wall-mounted storage cupboard.

DINING ROOM

11' 8" x 18' 2" (3.57m x 5.56m)

A versatile and well proportioned reception room, currently used as a dining room but equally suited to a second sitting room. The room features attractive shelving, a central fireplace, tiled flooring, useful understairs storage, a rear-facing window and a door leading through to the kitchen.

KITCHEN

14' 5" x 7' 10" (4.41m x 2.40m)

A step down leads into the kitchen, which is fitted with a range of base units incorporating a breakfast bar, providing useful casual dining space. The room benefits from tiled flooring, windows to the side and rear providing plenty of natural light, and a uPVC door leading out to the rear patio garden. There is a ceramic one-and-a-half bowl sink and drainer with mixer tap over, wall-mounted gas central heating boiler, space for a washing machine, dishwasher, fridge freezer and oven with extractor hood over. A feature brick-slip wall adds character while the room is completed with a radiator.

FIRST FLOOR HALF LANDING

6' 11" x 4' 11" (2.11m x 1.50m)

A half landing provides access to both the shower room and bathroom, with further steps leading to the full first-floor landing and two bedrooms.

SHOWER ROOM

6' 2" x 5' 0" (1.88m x 1.53m)

A great addition to the home, providing useful additional



Bedroom 2



Landing



Bedroom 3



Bedroom 4

facilities alongside the main family bathroom. Featuring a side-facing window providing natural light and ventilation, the room is fitted with a vanity wash hand basin, WC and corner shower enclosure with sliding doors, thermostatic shower and tiled surround, complemented by tiled flooring.

BATHROOM

8' 1" x 8' 0" (2.47m x 2.44m)

A spacious and well-appointed family bathroom featuring a rear-facing window providing natural light, panelled bath, WC and wash hand basin. The room is finished with tiled walls and benefits from a radiator.

FIRST FLOOR FULL LANDING

The full landing offers access to the first two bedrooms and a further staircase to the second floor.

BEDROOM 1

13' 5" x 11' 8" (4.11m x 3.58m)

A spacious and well-proportioned bedroom featuring a window to the front elevation, fitted wardrobes providing ample hanging space and storage, and a radiator.

BEDROOM 2

11' 8" x 8' 2" (3.56m x 2.49m)

The second bedroom on this level offers a window to the rear elevation, providing natural light, along with a radiator.

SECOND FLOOR LANDING

5' 2" x 4' 11" (1.60m x 1.50m)

The second floor landing benefits from a roof window offering natural light and access to the two final bedrooms.

BEDROOM 3

15' 2" x 9' 6" (4.63m x 2.91m)

A generous dormer bedroom featuring a row of windows across the dormer, flooding the room with natural light, along with a radiator.

BEDROOM 4

9' 3" x 9' 3" (2.83m x 2.82m)

A useful loft room with a window providing natural light and a radiator, offering versatile additional accommodation ideal as a bedroom, home office or hobby space.



Bathroom



Shower Room



Rear Yard



Rear Of Property

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

The property is set back from the pathway behind a low-level wall with metal railings and a gate providing access to the front entrance.

To the rear is a pleasant, paved patio area, providing a low-maintenance outdoor space with room for a bistro table or outdoor seating. The current family also make use of the space with a children's trampoline, highlighting its versatility for family enjoyment.

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 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 Ulyyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 103 sq m (1,113 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Floor 2



Approximate total area^m
103.4 m²
1113 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



16 Travis Street

BRIDLINGTON

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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