



15 Teal Garth  
Bridlington

YO15 3LJ

ASKING PRICE OF

**£105,000**

**1 Bedroom Quarter House**



Side Elevation



Off Road  
Parking



Gas Central Heating

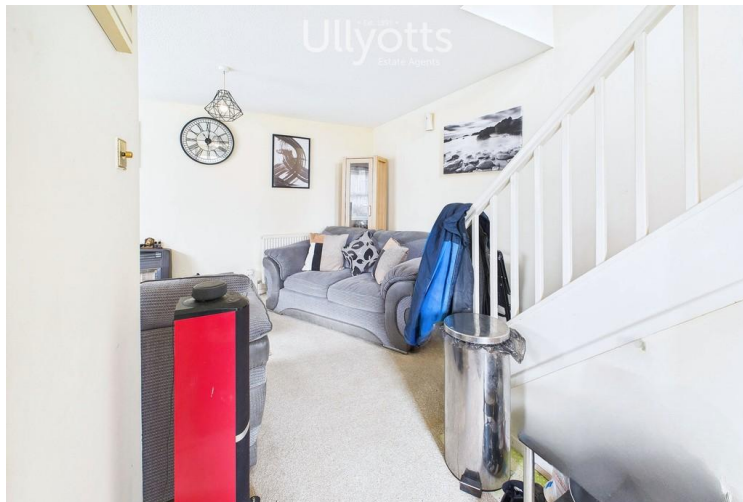
## 15 Teal Garth, Bridlington, YO15 3LJ

A quarter house offering a lounge and kitchen to the ground floor, with a bedroom and bathroom located on the first floor. Externally, the property benefits from two off-street parking spaces and a garden area suitable for seating or outdoor dining. The property is offered with either vacant possession or with sitting tenants in situ, making it an attractive option for both owner-occupiers and investors.

Situated to the south of the town centre, Teal Garth is a popular residential area valued for its convenience and accessibility. A range of everyday amenities are within easy reach by car, including Lidl, Tesco, B&Q and B&M, while the nearby Lobster Pot public house and restaurant offers a well-regarded local dining option. The South Side beach and promenade are within comfortable walking distance, and Belvedere Golf Course can also be found

close by, appealing to a variety of lifestyles.

Bridlington is a well-established seaside town on the East Yorkshire coast, combining traditional charm with modern living. The town is renowned for its expansive sandy beaches, historic harbour and lively seafront, alongside a variety of independent retailers and seafood eateries. Cultural and historic points of interest include Bridlington Priory and Sewerby Hall, while the surrounding coastline, including the dramatic Flamborough Head, offers excellent opportunities for walking and outdoor pursuits. Strong transport connections and a friendly local atmosphere further enhance its appeal.



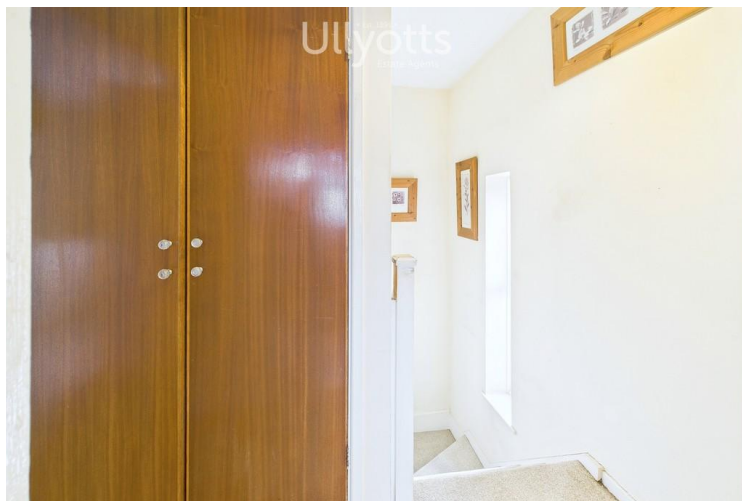
Entrance



Lounge



Kitchen



Landing

## Accommodation

### ENTRANCE HALL

11' 5" x 8' 0" (3.49m x 2.45m)

Entrance to the property is via a glazed uPVC door opening into an open-plan hallway that flows through to the lounge, with an opening leading into the kitchen.

### LOUNGE

14' 6" x 8' 9" (4.43m x 2.67m)

The lounge benefits from a window to the side elevation and is fitted with a gas fire and a radiator, with stairs rising to the first-floor accommodation.

### KITCHEN

7' 2" x 6' 0" (2.19m x 1.84m)

The kitchen offers a range of wall and base units with a worktop over, complemented by tiled splashbacks and vinyl flooring. A window to the side elevation sits above a stainless-steel sink and drainer, with space provided for appliances including a fridge freezer, oven and washing machine.

### LANDING

7' 3" x 2' 9" (2.21m x 0.85m)

The first-floor landing offers a loft hatch, a storage cupboard with double doors, a long window providing additional natural light, and doors leading to the bedroom and bathroom.

### BEDROOM

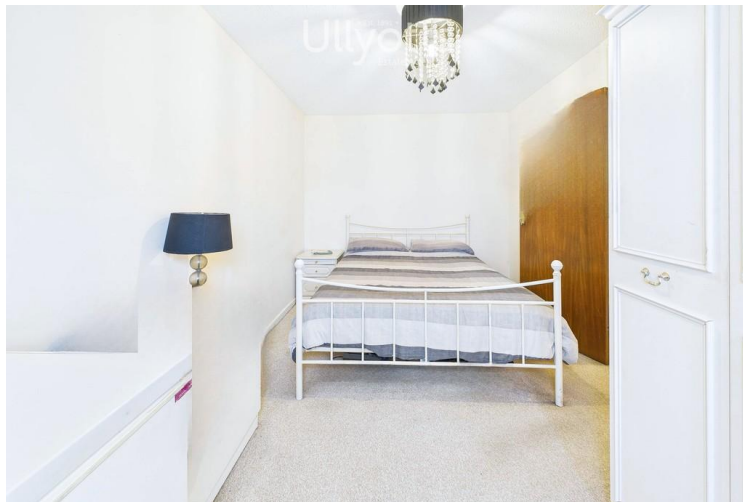
14' 5" x 8' 9" (4.41m x 2.67m)

The bedroom benefits from a window to the side elevation and is fitted with a radiator.

### BATHROOM

7' 2" x 5' 10" (2.20m x 1.78m)

The bathroom is fitted with a panelled bath with shower attachment, WC and wash hand basin, with tiled walls and vinyl flooring, and also benefits from a window to the side elevation.



Bedroom



Bathroom



Parking

### CENTRAL HEATING

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

### DOUBLE GLAZING

UPVC double glazing throughout.

### OUTSIDE

A wedge-shaped lawned garden to the front and side of the property provides a low-maintenance outdoor space ideal for seating.

### PARKING

Two parking spaces are also available with the property.

### INFORMATION

Tenants are currently in situ on a rolling tenancy agreement, paying £395 per calendar month.

Should a purchaser wish to occupy the property themselves, the landlord is able to serve notice to the tenants in accordance with the tenancy agreement.

### TENURE

We understand that the property is freehold.

### SERVICES

All mains services are available at the property.

### COUNCIL TAX BAND - A

### ENERGY PERFORMANCE CERTIFICATE - RATED C



South Beach Bridlington

**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.

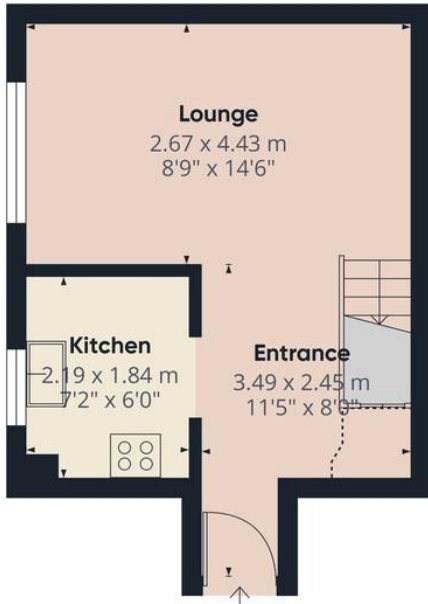
Floor plans are for illustrative purposes only.

**VIEWING**

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 41 sq m (441 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 2



Floor 1 Building 2



Approximate total area<sup>m</sup>

41 m<sup>2</sup>  
441 ft<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>  
8 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



**15 Teal Garth**



Hilderthorpe

BRIDLINGTON

Old Town

West Hill

Sewerby

North Sands

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