



60 St Johns Walk
Bridlington
YO16 4HJ

OFFERS OVER

£150,000

3 Bedroom Mid Terrace House



Garden



60 St Johns Walk, Bridlington, YO16 4HJ

Situated on St John's Walk, this spacious mid-terrace house offers surprisingly versatile accommodation, with an open-plan lounge flowing through to the dining area, a generous kitchen with useful office or hobby space, separate utility and downstairs WC. To the first floor are three bedrooms and a family bathroom, while the loft space is currently utilised as a further bedroom. Outside, the property benefits from a particularly good-sized garden with a pleasant patio area and a useful brick-built store with uPVC door, currently used for storage but offering the potential for a variety of uses such as a garden room, play space or home office.

St. John's Walk is ideally placed close to Bridlington town centre, offering a vibrant and convenient location with a good range of everyday amenities close at hand. Nearby convenience stores and supermarkets include Morrisons, Aldi, Spar and One Stop, while nearby St. John's Street and Quay Road provide a selection of restaurants and takeaways, including Chinese and Indian cuisine, fish and

chips and pizza. A nearby parade of shops on Quay Road includes a fruit and vegetable shop, butcher and hairdresser, ensuring many day-to-day essentials are within easy reach. The area is also well placed for local schooling, with Quay Academy and Burlington Infant and Junior Schools nearby, together with Bridlington School for secondary education.

Bridlington is a popular East Yorkshire coastal town offering an appealing mix of traditional seaside charm, natural beauty and everyday convenience. With its wide sandy beaches, historic harbour, lively promenade and picturesque Old Town, there is plenty to enjoy, while the stunning coastline around Flamborough Head and Bempton Cliffs is also within easy reach. From relaxing walks along the seafront to exploring the town's independent shops, cafés and attractions, Bridlington offers a relaxed coastal lifestyle that appeals to a wide range of buyers, from families and retirees to those simply looking to enjoy life by the sea.



Lounge



Dining Room



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

16' 2" x 3' 0" (4.94m x 0.93m)

The property is entered via a glazed uPVC door opening into the entrance hall, which features wood-effect laminate flooring, a radiator, a door providing access to the dining room and stairs rising to the first floor.

LOUNGE

12' 2" x 11' 8" (3.71m x 3.57m)

The lounge is a bright and airy reception room, featuring a bow window to the front elevation, radiator and coving. A feature brick fireplace provides a focal point, with a gas stove set on a tiled hearth, while a matching brick archway provides an attractive connection through to the dining room.

DINING ROOM

12' 4" x 12' 1" (3.78m x 3.69m)

The dining room features coving, radiator and ample space for a dining table and chairs, together with a window overlooking the rear elevation and a door providing access to the kitchen.

KITCHEN

10' 9" x 5' 1" (3.28m x 1.56m)

The kitchen is a good-sized space fitted with a range of wall, base, drawer and display units with work surfaces over and tiled splashbacks. There is space for a range-style oven with fitted extractor, fridge freezer and dishwasher, together with a useful breakfast bar providing a space for casual dining. French doors open directly onto the rear garden, while the kitchen is open plan to:

OFFICE AREA

A versatile space which could be utilised as a home office, hobby area or homework/study space, with two Velux windows providing plenty of natural light, inset spotlights and a radiator. Door leading through to the utility area.

UTILITY ROOM

6' 9" x 2' 1" (2.06m x 0.65m)

The utility room provides space and plumbing for a washing machine and tumble dryer, together with a wall-mounted gas central heating boiler and window to the side elevation. Sliding door providing access to the WC.



Kitchen



Office Area



WC

WC

4' 3" x 2' 6" (1.30m x 0.78m)

The WC provides a useful ground floor cloakroom, fitted with a WC and wash hand basin with tiled splashback, together with a window to the rear elevation providing natural light.

FIRST FLOOR HALF LANDING

7' 1" x 5' 9" (2.16m x 1.77m)

Stairs rise to the half landing, with doors leading to one of the bedrooms and the family bathroom, together with further steps rising to the full first floor landing.

FIRST FLOOR FULL LANDING

11' 11" x 5' 8" (3.65m x 1.73m)

The full landing provides access to two further bedrooms, together with a staircase rising to the loft room.

BEDROOM 1

13' 2" x 11' 10" (4.02m x 3.62m)

The master bedroom is a bright and spacious room with two windows overlooking the front elevation, coving and a radiator. A range of fitted furniture provides ample storage, including wardrobes and drawer units, offering plenty of space for clothing and general organisation.



Bedroom 1

BEDROOM 2

12' 2" x 7' 8" (3.72m x 2.35m)

A well-proportioned double bedroom situated to the rear elevation, featuring fitted wardrobes neatly positioned within the alcoves and a radiator.

BEDROOM 3

7' 7" x 7' 1" (2.33m x 2.18m)

A single bedroom situated to the rear elevation, featuring a rear-facing window, radiator and decorative coving.

BATHROOM

8' 0" x 4' 7" (2.45m x 1.41m)

Fitted with a modern suite comprising a vanity wash hand basin, low-level WC and panelled bath with shower screen and thermostatic shower over. Finished with inset spotlights to the ceiling.

STAIRS TO SECOND FLOOR

LOFT ROOM

14' 3" x 10' 5" (4.36m x 3.19m)

A versatile space featuring sloping ceilings, a Velux window providing natural light, radiator and useful eaves storage.



Bedroom 2



Bedroom 3



Bathroom



Loft Room

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 is available

OUTSIDE

The property benefits from a long garden, predominantly laid to lawn, with a patio area ideal for outdoor seating and entertaining. To the rear is a brick-built storage room/summer house, offering useful additional space. To the front, a walled and paved area provides further outdoor space, with gated access.

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 D

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

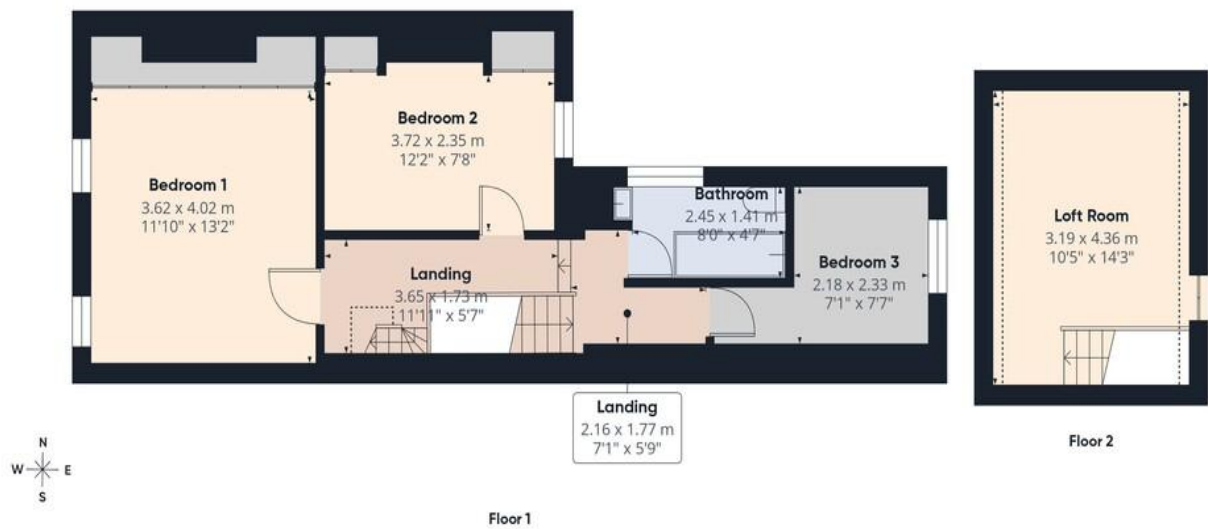
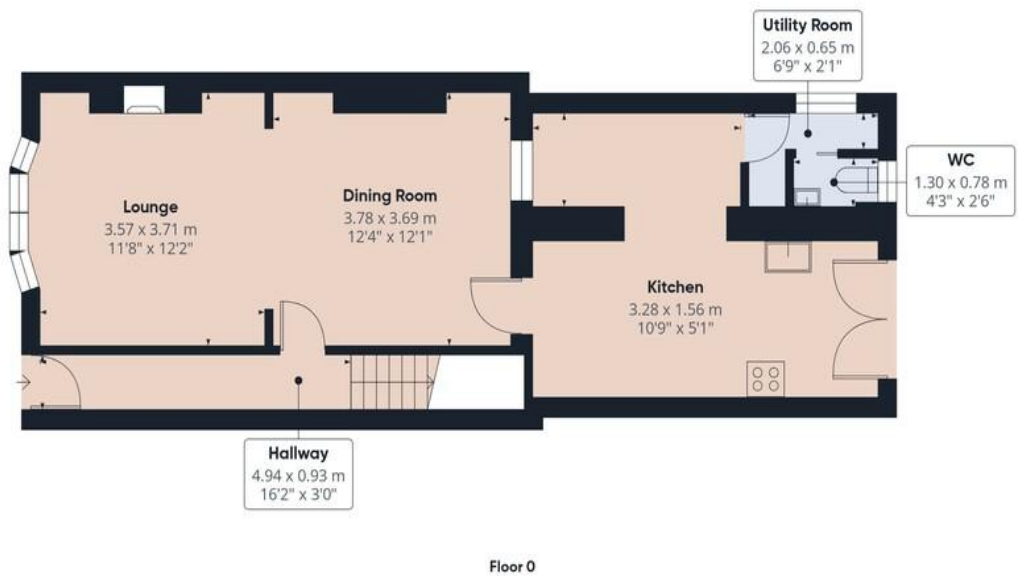
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

The digitally calculated floor area is (112.1 m2). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area ^m
112.1 m ²
1206 ft ²
Reduced headroom
1.6 m ²
18 ft ²

(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



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Old Town

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