



7 Ashville Street
Bridlington
YO16 4EP

ASKING PRICE OF

£129,950

3 Bedroom End Terrace House

• Est. 1891 •
Ulllyotts
Estate Agents

01262 401401



Kitchen



3



2



1



Off Road
Parking



Gas Central Heating

7 Ashville Street, Bridlington, YO16 4EP

This three-bedroom end-terraced property offers spacious and versatile accommodation across three floors. The ground floor features a comfortable lounge open to a dining area and a kitchen, creating a sociable and practical living space. On the first floor, there are two bedrooms and a family bathroom, while a generous third bedroom occupies the second floor. Outside, the property benefits from a rear yard providing useful outdoor space, complete with a shed for garden storage.

The Ashville Street area is close to the town centre being a vibrant and convenient location. The area is served by Quay Academy (ages 3-11) and Bridlington School (ages 11-18). Nearby are convenience stores and supermarkets including Co-op, Aldi, Spar, and One Stop. Dining options feature a range of restaurants, including Chinese and Indian cuisine, as well as popular fish and

chips and pizza breakaways. A nearby parade of shops on Quay Road offers a fruit and veg shop, butcher and hairdresser, ensuring all essentials are within easy reach.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional British seaside charm. The town offers a mix of attractions, including the bustling promenade, independent shops, ice-cream parlours and fresh seafood from local fishing boats. Bridlington's also benefits from an old town that features quaint streets with Georgian architecture, while nearby attractions like Sewerby Hall and Flamborough Head provide scenic coastal walks and wildlife spotting. With its friendly atmosphere and a blend of history and seaside fun, Bridlington is a popular destination for residents of all ages.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

10' 7" x 3' 1" (3.24m x 0.94m)

The property is entered via a UPVC door into the main entrance hall, which features attractive varnished floorboards, a radiator, and doors leading to the downstairs rooms and stairs to the first-floor half landing.

LOUNGE

13' 4" x 11' 3" (4.07m x 3.44m)

The lounge features a bay window to the front elevation, allowing for plenty of natural light. A charming feature fireplace with an electric fire in situ adds a cosy focal point, and a radiator provides additional warmth. An opening leads through to the dining room, creating a spacious and connected living area.

DINING ROOM

11' 8" x 11' 0" (3.57m x 3.37m)

The dining room benefits from a window to the rear, allowing natural light to brighten the space. It features a striking bare brick fireplace with an opening suitable for an electric fire, adding character to the room. An opening leads through to the kitchen, enhancing the flow of the ground floor living space.

KITCHEN

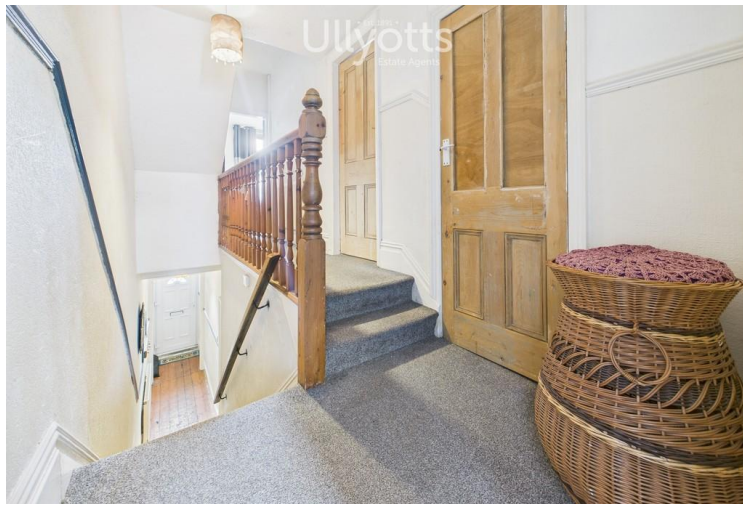
15' 5" x 7' 10" (4.71m x 2.39m)

The kitchen is well-equipped with a range of wall, base, and drawer units topped with a work surface, incorporating a stainless steel sink and drainer with mixer tap. Appliances include a fitted oven with a four-ring gas hob and extractor fan above. There is space for a washing machine, dryer, and either an under-counter fridge or a tall fridge freezer. Additional features include wood-effect laminate flooring, an understairs storage cupboard, two windows to the side elevation, and a UPVC door providing access to the rear yard.

FIRST FLOOR LANDING

10' 10" x 5' 4" (3.31m x 1.65m)

The half landing provides access to the bathroom and a convenient storage cupboard housing the gas central heating boiler. Steps lead up to the full landing, which features a radiator, doors to Bedrooms 1 and 2, and a staircase to the second-floor bedroom.



Landing



Bedroom 1



Bedroom 2



Bathroom

BEDROOM 1

13' 10" x 11' 1" (4.22m x 3.38m)

Bedroom 1 benefits from two windows to the front elevation, allowing for plenty of natural light. The room also features a radiator, a built-in storage cupboard, and a charming feature fireplace, adding character to the space.

BEDROOM 2

10' 11" x 8' 0" (3.33m x 2.45m)

The second bedroom benefits from a window to the rear elevation, again benefits from a characterful fireplace and a radiator.

BATHROOM

10' 1" x 7' 7" (3.08m x 2.32m)

The spacious bathroom features a panelled bath with a glass screen and a thermostatic shower over, a wash hand basin, and a WC. It is finished with tile-effect vinyl flooring and partially tiled walls. A window to the rear elevation provides natural light, and a heated towel ladder.

SECOND STAIRCASE AND LANDING

5' 0" x 2' 7" (1.53m x 0.81m)

The second-floor landing benefits from a Velux window and provides access to Bedroom 3.

BEDROOM 3

14' 0" x 13' 10" (4.29m x 4.23m)

Bedroom 3 features a window to the front elevation, a built-in storage cupboard, and a radiator, making it a bright and practical space ideal for a bedroom, home office, or hobby room.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

PARKING

On street parking. No permits required.



Second Floor Landing



Bedroom 3



Rear Yard



Garage

OUTSIDE

To the rear lies a yard enclosed by a wall with a fenced top, offering privacy and security. Gated access leads to a rear and side passage, providing convenient bin access. A storage shed is also included, ideal for storing garden tools and equipment.

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

Regulated by RICS

The digitally calculated floor area is (96 m2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Floor 2

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Approximate total area^m
96 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

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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