

9 Trinity Avenue
Bridlington
YO15 2HD

OFFERS IN REGION OF

£264,000

4 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01262 401401



Garden

4 | 2 | 2 | Garage, Off Road Parking | Gas Central Heating

9 Trinity Avenue, Bridlington, YO15 2HD

Stunning and immaculately presented, this extended four-bedroom semi-detached residence offers spacious and beautifully appointed accommodation throughout. The ground floor features a generous lounge, a sitting area flowing seamlessly into the impressive open-plan kitchen and dining space, with bi-folding doors opening onto the rear garden and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a family shower room, whilst a private hallway above the garage leads to a further bedroom with its own separate bathroom, creating an ideal guest or principal suite. Externally, the property benefits from off-road parking, a garage and a pleasant rear garden, making this an exceptional family home that is ready to move straight into.

Trinity Avenue enjoys a good position, tucked away just a short stroll from Bridlington town centre, whilst offering excellent access to the town's many amenities. The Northside Beach, harbour and seafront are all within easy reach, with a fantastic choice of cafés, restaurants, public houses and attractions close by. The popular Spa, East Riding Leisure Centre, cinema, bowling and traditional seaside amusements are all easily accessible, whilst local schools and everyday amenities are also close at hand. The railway and bus stations provide convenient transport links, making this a particularly well-connected location for both residents and visitors alike.

Bridlington itself is a much-loved coastal town on the beautiful Yorkshire coast, offering a wonderful blend of traditional seaside charm and modern-day convenience. The town is renowned for its award-winning beaches, historic working harbour and picturesque seafront, alongside a wide variety of shops, cafés, restaurants and leisure facilities. Beyond the town, the surrounding East Yorkshire coastline provides an abundance of opportunities to explore, from the elegant seaside village of Sewerby to the dramatic cliffs and coastline of Flamborough Head. With excellent road and rail connections to the wider region, Bridlington remains a popular choice for those seeking a permanent home, retirement destination or coastal getaway.



Entrance Hall



Lounge



Open Plan Sitting Area



Kitchen/Dining Area

Accommodation

ENTRANCE HALL

10' 7" x 6' 9" (3.25m x 2.08m)

The property is entered via a glazed composite door opening into a welcoming entrance hall, featuring mosaic-effect vinyl flooring, a radiator and front-facing window. Doors lead off to the ground floor accommodation, with a staircase rising to the first floor.

LOUNGE

12' 5" x 12' 5" (3.81m x 3.79m)

The lounge features a charming bay window to the front elevation, fitted with shutters, together with a picture rail and coving adding character to the room. A radiator and internal window overlooking the sitting room complete the space.

OPEN PLAN SITTING AREA

19' 8" x 12' 4" (6.01m x 3.77m)

The sitting room provides a pleasant additional reception space and is open plan to both the kitchen and dining areas, creating a sociable and versatile living environment. Featuring wood-effect laminate flooring, a feature wallpapered wall and a log burner providing a cosy and attractive focal point, together with a contemporary vertical radiator and door leading through to the convenient ground floor WC.

KITCHEN DINING AREA

18' 0" x 11' 0" (5.51m x 3.36m)

The impressive open-plan kitchen has been thoughtfully designed and finished with a stylish range of pale blue wall, base and drawer units, incorporating a wine rack and central island providing additional storage, with feature pendant lighting above. Granite worktops are complemented by matching upstands and splashbacks, whilst a ceramic sink and drainer with mixer tap sits beneath a window overlooking the rear garden. A skylight and inset spotlights provide plenty of natural light, with integrated appliances including a fridge freezer and dishwasher, together with space for a range-style cooker and extractor fan above.

Open to the kitchen, the dining area provides ample space for a family dining table and features two further skylights, a chandelier light point and wall lighting. Bi-folding doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces, whilst a feature wallpapered wall adds a stylish finishing touch.



Kitchen



Kitchen



Landing



Bedroom 1

WC
6' 3" x 3' 4" (1.93m x 1.03m)
The ground floor WC is stylishly finished with flamingo wallpaper and wood-effect vinyl flooring, and is fitted with a WC, wash hand basin and radiator. An understairs storage cupboard provides useful additional storage.

FIRST FLOOR HALF LANDING
8' 9" x 5' 4" (2.68m x 1.63m)
The first-floor half landing features an opening into a private hallway, providing access to a bedroom and separate bathroom, with a step rising to the main landing and remaining first-floor accommodation.

BEDROOM 1
13' 6" x 10' 0" (4.13m x 3.06m)
The first bedroom is a well-proportioned room featuring a window to the front elevation, allowing plenty of natural light, together with a radiator.

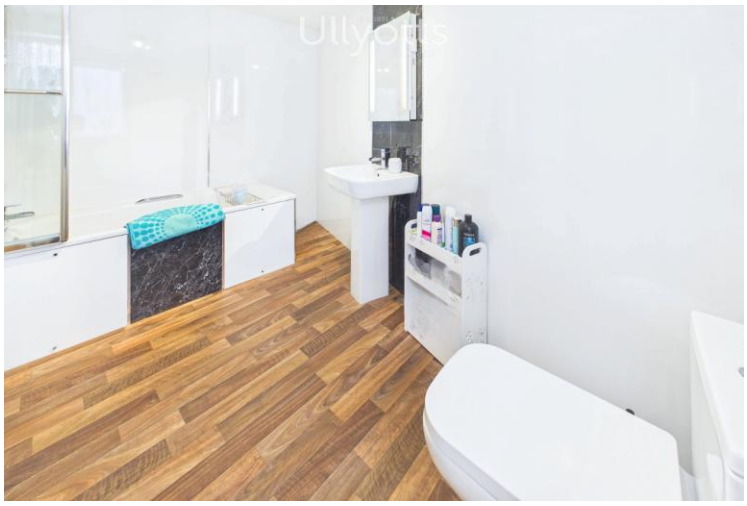
BATHROOM
9' 7" x 6' 10" (2.93m x 2.09m)
The bathroom is fully equipped with a panelled bath featuring a folding screen and thermostatic shower over, complemented by a wet wall surround. There is a wash hand basin with fitted LED mirror above, WC, radiator and rear-facing window, together with an extractor fan.

FIRST FLOOR FULL LANDING
8' 9" x 5' 4" (2.68m x 1.63m)
The spacious full landing provides access to all further rooms and features attractive tongue and groove panelling, adding character to the space. A loft hatch with pull-down ladder gives access to a partially boarded loft space, providing useful additional storage.

BEDROOM 2
12' 6" x 12' 5" (3.83m x 3.79m)
Bedroom two is a generous room featuring a bay window to the front elevation with fitted shutters, adding character and style. The room also benefits from coving, fitted wardrobe storage and a radiator.

BEDROOM 3
12' 4" x 9' 0" (3.76m x 2.75m)
Bedroom three features a window to the rear elevation, radiator and coving, together with a stylish feature wallpapered wall. The room also benefits from fitted wardrobes with sliding doors and mirrored panels, providing excellent storage.

BEDROOM 4
8' 3" x 6' 10" (2.52m x 2.10m)
The final bedroom features a window to the front elevation



Bathroom



Bedroom 2



Bedroom 3



Bedroom 4

with fitted shutters, together with shelving and a radiator.

SHOWER ROOM
8' 7" x 5' 4" (2.62m x 1.64m)
The modern shower room benefits from a rear-facing window allowing natural light into the space and is fitted with a WC, wash hand basin and walk-in shower with glazed screen. The shower features a double-headed thermostatic fitting with a brick-effect tiled surround, whilst partially panelled tongue and groove walls, a radiator and extractor fan complete the room.

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

DOUBLE GLAZING
UPVC double glazing throughout.

GARAGE / PARKING
20' 0" x 13' 10" (6.11m x 4.23m)
The garage is accessed via an up-and-over door and benefits from power and lighting, with housing for the gas central heating boiler, under-counter space and plumbing for a washing machine and dryer. A rear window and UPVC door provide additional natural light and direct access to the garden.

Externally, the property offers parking to the front elevation, providing excellent convenience for multiple vehicles.

OUTSIDE
To the front, the property is set back from the road behind a gravelled frontage, providing a low-maintenance approach with space for bins and access to the garage.

To the rear, the property enjoys a pleasant west-facing garden enclosed by fenced boundaries, featuring a paved patio area ideal for outdoor seating and entertaining, together with a lawned section. A raised flower bed to the side adds a splash of colour and enhances the outdoor space.

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 - C

ENERGY PERFORMANCE CERTIFICATE - RATED D

The digitally calculated floor area is (140 m2). This area may differ from the floor area on the Energy Performance Certificate.



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 Ullyotts 01262 401401 - Option 1.

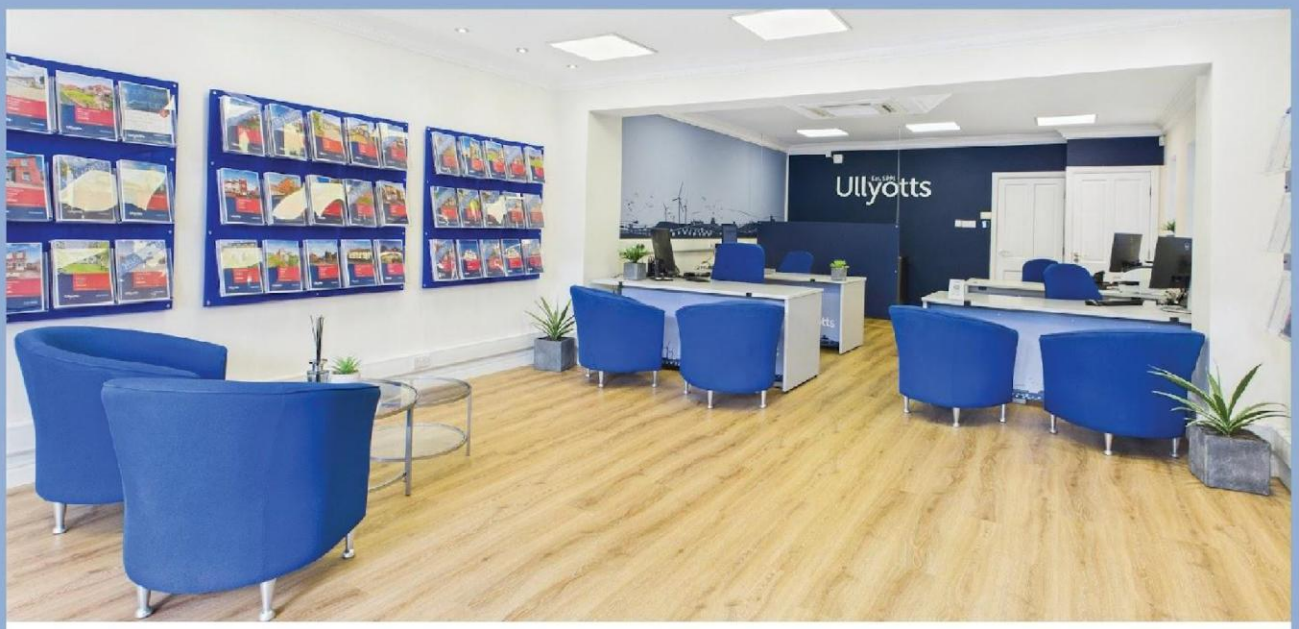
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9 Trinity Avenue
BRIDLINGTON
Old Town
West Hill
Hilderthorpe
Sewerby
North Sands
Grange Farm
County Farm
Hill Field
White Hill
Cote Walls Plantation
Crow Plantation
Slackyard Plantation
Westfield Plantation
Middle Wood
Bessingby Beck
Marton Dales
North Mount
Bridlington
Sports/Leisure Centre
Police Station
Fire Station
Hospital
Medical Care
Education Facility
Library
PO
PW
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