



29 New Burlington Road
Bridlington
YO15 3HT

ASKING PRICE OF

£139,950

3 Bedroom Mid Terrace House



Lounge



3



2



1



On Road
Parking



Electric Heating

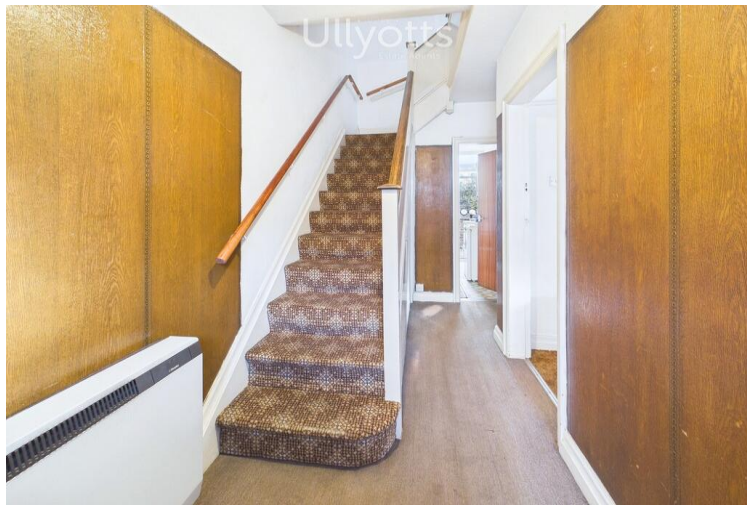
29 New Burlington Road, Bridlington, YO15 3HT

This spacious three-bedroom mid-terrace property is ideally situated on New Burlington Road in Bridlington, offering well-proportioned accommodation and excellent versatility for family living. The ground floor features a welcoming lounge, separate dining room and fitted kitchen, together with a useful garden room providing additional living space and access to the rear garden. To the first floor are three bedrooms and the family bathroom, while externally the property benefits from an enclosed rear garden. An appealing home offering generous accommodation in a convenient residential location.

The Harbour and Town Centre areas are bustling hubs offering convenience of town centre amenities and a vibrant coastal lifestyle. With access to all local schools, the area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy

attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.

Bridlington offers the charm of a classic Yorkshire seaside town with the convenience of modern living. Its award-winning sandy beaches, bustling harbour, and picturesque Old Town create a welcoming atmosphere for residents of all ages. The town provides excellent local amenities, well-regarded schools, and easy transport links, making it an appealing choice for families, retirees, and holiday-home buyers alike. With a friendly community and a relaxed coastal lifestyle, Bridlington is a place where every day feels a little brighter.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

13' 5" x 5' 0" (4.09m x 1.53m)

Welcoming entrance hallway featuring original wood panelling and a traditional wooden door. The hallway provides access to the principal reception rooms and stairs rising to the first floor, creating a pleasant sense of flow throughout the home.

LOUNGE

12' 9" x 9' 10" (3.90m x 3.00m)

A comfortable and characterful lounge with a bay window overlooking the front, allowing plenty of natural light to fill the room. The space benefits from a feature gas fire and attractive decorative coving, adding warmth and traditional charm.

DINING ROOM

11' 11" x 10' 9" (3.64m x 3.29m)

A well-proportioned dining room featuring a gas fire, decorative coving and a useful storage cupboard. The room also benefits from a window providing views into the garden room, allowing natural light to flow through.

KITCHEN

8' 7" x 6' 11" (2.64m x 2.13m)

Well-appointed kitchen with practical vinyl flooring, a range of fitted wall and base units and work surfaces. The room includes a stainless-steel sink and drainer, space for washing machine, fridge/freezer and oven, with a window overlooking the garden room. Part-tiled walls provide a practical finish.

GARDEN ROOM

16' 8" x 6' 5" (5.09m x 1.97m)

A bright and versatile garden room enjoying views towards the garden, with direct access outside. The generous glazing creates a light-filled space. There is also direct access to the WC.

BEDROOM 1

12' 4" x 11' 9" (3.78m x 3.59m)

A spacious principal bedroom with a front-facing window, providing plenty of natural light. The room retains decorative features and offers a comfortable and inviting space for a range of bedroom furniture. Electric radiator fitted.



Garden Room



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 2

10' 9" x 9' 6" (3.30m x 2.90m)

Well-proportioned second bedroom with a rear-facing window overlooking the garden. Decorative panelling adds character and interest to the room.

BEDROOM 3

8' 6" x 7' 3" (2.60m x 2.21m)

A further bedroom featuring a front-facing window and decorative panelling. A versatile room that would make an ideal guest room or home office.

BATHROOM

8' 3" x 6' 4" (2.52m x 1.94m)

Practical and spacious bathroom featuring part-tiled walls, a bath, WC and wash hand basin. The room benefits from useful built-in storage cupboards, providing excellent additional storage space. Two rear-facing windows allow plenty of natural light into the room while also providing good ventilation.

HEATING

Electric Heating

DOUBLE GLAZING

Single glazed wooden windows

OUTSIDE

To the front, the property benefits from a paved frontage with a flower bed and a brick wall with a metal gate providing access to the property.

To the rear is a paved garden area with established flower beds and a variety of plants, creating a pleasant and low-maintenance outdoor space. The garden also benefits from a useful garden shed, providing additional storage, together with rear access, providing convenient access for bins.

PARKING

On street



Bathroom



Garden



Bridlington Spa



Art Work

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Electric and water are available

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - AWAITED

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

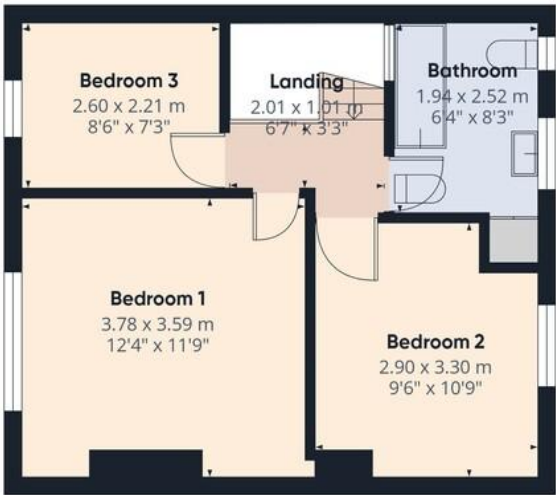
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 85 sq m (916 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area⁽¹⁾
85.1 m²
916 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





29 New Burlington Road

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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