



16 Victory Way  
Bridlington

YO16 4EN

ASKING PRICE OF

**£225,000**

**5 Bedroom Mid Terraced House**



View from Property



5



2



2



Off Road  
Parking



Gas Central Heating

## 16 Victory Way, Bridlington, YO16 4EN

A beautifully presented and thoughtfully extended five-bedroom townhouse, this stunning family home has been tastefully adapted to suit modern family living. The property offers a wonderful blend of style, comfort, and practicality, featuring a converted garage now providing a welcoming lounge, a spacious kitchen diner and an extended sitting area bathed in natural light from a skylight, with doors opening out onto the low maintenance garden. Arranged over two upper floors are five well-proportioned bedrooms, including a family bathroom and a master bedroom with en suite. Overlooking a pleasant green park area and benefiting from off-road parking, this impressive home offers the perfect balance of space and convenience - ideal for growing families.

The property enjoys an ideal position between St. John's Street and Bridlington's historic Old Town. This desirable location places you within easy reach of the town centre, with an excellent range of local amenities including

convenience stores and supermarkets such as Co-op, Aldi, Spar, and One Stop. A nearby parade of shops on Quay Road provides everyday essentials, including a fruit and veg shop, butcher, and hairdresser, while a variety of dining options are available locally - from traditional fish and chips to Chinese, Indian, and pizza restaurants. A short distance away, Bridlington's Old Town adds a touch of charm and heritage, with its cobbled streets, the stunning Priory Church, and the Bayle Gate Museum. The area also offers an excellent selection of independent shops, cafés, public houses, and services such as a pharmacy, art gallery, opticians, and florist. The property is well served by highly regarded schools, including Quay Academy, Burlington and New Pasture Lane Primary Schools (ages 3–11), and Bridlington School (ages 11–18), making this a truly convenient and family-friendly location.



Entrance Hall



Lounge



Sitting Room



Kitchen /Dining Area

## Accommodation

### ENTRANCE HALL

16' 6" x 6' 5" (5.05m x 1.96m)

Access to the property is via a modern composite door leading into a welcoming entrance hall, featuring fitted entrance matting and herringbone-pattern click vinyl flooring, which flows seamlessly throughout the majority of the ground floor. The hallway also includes a radiator, stairs rising to the first-floor landing and doors providing access to the ground floor rooms.

### LOUNGE

14' 3" x 8' 8" (4.36m x 2.65m)

The lounge, which was formerly the garage, benefits from a south-facing window to the front elevation, overlooking the pleasant green park area. The room is fitted with a radiator and a built-in storage cupboard with sliding doors, providing shelving, coat hanging, shoe storage, and space for a tumble dryer.

### SITTING ROOM

13' 1" x 9' 8" (3.99m x 2.96m)

The sitting room offers an additional living space, thoughtfully extended from the dining kitchen. It features

electric underfloor heating, a skylight with an inset blind, and spotlighting, while sliding uPVC doors open directly onto the garden - recently enhanced with a privacy film for added privacy and seclusion.

### KITCHEN/DINING AREA

15' 10" x 9' 2" (4.84m x 2.80m)

The kitchen is fitted with a range of cream wall, base, and drawer units complemented by a wood effect worktop and a brick-effect tiled splashback. There is space for appliances including a dishwasher, washing machine, and fridge freezer, while the fitted appliances comprise an electric oven, four-ring gas hob, extractor fan, and a housed gas central heating boiler. The room also offers ample space for a dining table with a radiator and an open aspect leading through to the sitting room.

### WC

4' 10" x 2' 11" (1.49m x 0.90m)

The ground floor WC benefits from a WC, corner wash hand basin with tiled splashback and a radiator.



Kitchen



wc



First Floor Landing



Bedroom 2

### FIRST FLOOR LANDING

10' 7" x 3' 8" (3.23m x 1.14m)

The first-floor landing provides access to both bedrooms and the family bathroom, and features a radiator as well as stairs leading to the second floor.

### BEDROOM 2

9' 0" x 8' 9" (2.76m x 2.69m)

A bright and airy bedroom enjoying two front-facing windows with pleasant views over the park, and a radiator for added comfort.

### BEDROOM 3

10' 5" x 8' 0" (3.19m x 2.44m)

Currently configured as two separate bedrooms with a single entrance, this versatile room could easily serve as a bedroom with an adjoining dressing room or walk-in wardrobe. It benefits from a rear-facing window and a door providing direct access to the dressing area. With a radiator to the wall.

### DRESSING ROOM

10' 5" x 7' 7" (3.19m x 2.32m)

Currently utilised as an additional bedroom, the dressing

room benefits from a rear-facing window. offering flexible accommodation options.

### BATHROOM

8' 2" x 6' 1" (2.49m x 1.86m)

A stylish family bathroom, beautifully finished with wood-effect herringbone vinyl flooring and partially tiled walls. It comprises a panelled bath with glass screen and thermostatic shower, wash hand basin, WC, radiator and extractor fan, creating a practical yet well-presented space.

### SECOND FLOOR LANDING

6' 0" x 3' 7" (1.84m x 1.10m)

The second floor landing offers access to the master bedroom, two further bedrooms and a storage cupboard housing the hot water tank as well as a loft hatch to a partially boarded loft.

### BEDROOM 1

15' 11" x 10' 5" (4.87m x 3.20m)

A spacious master bedroom with two rear-facing windows, a stylish feature wallpaper, and a radiator, complemented by a door providing direct access to the en-suite shower room.



Bedroom 3



Dressing Room



Bathroom



Second Floor Landing

### ENSUITE

6' 0" x 6' 0" (1.85m x 1.84m)

A well-appointed en-suite with wood-effect flooring, a wash hand basin with tiled splashback, WC, shower cubicle, and radiator, offering a practical and stylish space.

### BEDROOM 4

7' 5" x 7' 5" (2.27m x 2.28m)

A front facing bedroom overlooking the park with a radiator.

### BEDROOM 5

8' 2" x 5' 11" (2.49m x 1.81m)

A further front facing single bedroom that is light and airy.

### 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

At the front, the property offers the convenience of an off-road parking space, with further parking available on the street.



Bedroom 4



Bedroom 5



Bedroom 1



Ensuite

**OUTSIDE**

The rear garden is low-maintenance and fully paved, enclosed by fencing, with a gate offering rear access and a garden shed providing useful storage 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 C**

**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 Ulyyotts 01262 401401  
Option 1

Regulated by RICS



Garden

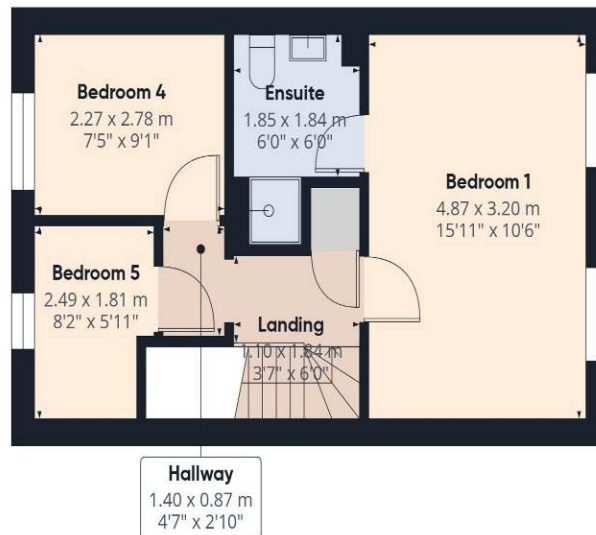
The digitally calculated floor area is (118 m<sup>2</sup> 1269ft<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

118 m<sup>2</sup>

1269 ft<sup>2</sup>

Reduced headroom

1.6 m<sup>2</sup>

17 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



16 Victory Way





# Testimonials

*Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.*

*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.*

*The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*

▪ Est. 1891 ▪  
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