



17 Britannia Road
Bridlington
YO16 4ET

GUIDE PRICE

£190,000

3 Bedroom Mid-Terraced House

Ulllyotts
- Est. 1891 -
Estate Agents

01262 401401



Garden



3



1



2



Garage, Off
Road Parking



Gas Central Heating

17 Britannia Road, Bridlington, YO16 4ET

Offered to the market with the added advantage of no onward chain, this three-bedroom townhouse is arranged over three floors, providing spacious and versatile accommodation perfectly suited to modern family living. The ground floor features a stylish dining kitchen and a convenient WC, while the first floor offers a generous lounge with a Juliet balcony, a well-proportioned bedroom and the family bathroom. Occupying the second floor is an impressive principal bedroom with its own en-suite shower room, together with a further double bedroom. Externally, the property benefits from off-road parking, an integral garage and an enclosed rear garden, mainly laid to lawn, creating an ideal space for outdoor relaxation and entertaining.

Enjoying a convenient position between St. John's Street and Bridlington's historic Old Town, this property is ideally situated for access to an excellent range of local amenities. The nearby town centre offers a selection of supermarkets and convenience stores, including Co-op, Aldi, Spar and One Stop, while Quay Road provides a variety of everyday essentials with its independent butcher, greengrocer, hairdresser and a choice

of cafés and takeaways. Bridlington's charming Old Town is just a short stroll away, renowned for its picturesque, cobbled streets, the historic Priory Church, Bayle Gate Museum, independent shops, cafés and traditional public houses. The property is also well placed for families, with a few highly regarded schools nearby, including Quay Academy, Burlington and New Pasture Lane Primary Schools, together with Bridlington School.

Bridlington is a popular East Yorkshire coastal town, celebrated for its award-winning sandy beaches, bustling working harbour and attractive promenade. Offering a wonderful blend of traditional seaside charm and modern amenities, the town boasts a wide selection of independent retailers, restaurants, cafés and leisure facilities. Residents can enjoy scenic coastal walks along the Yorkshire Heritage Coast, explore the dramatic cliffs of Flamborough Head, or visit local attractions such as Sewerby Hall and Gardens. Excellent transport links and a welcoming community make Bridlington an appealing place to call home for buyers of all ages.



Kitchen/Dining Area



Virtually Staged Kitchen/Dining Area



Lounge



Virtually Staged Lounge

Accommodation

ENTRANCE HALL

14' 10" x 6' 4" (4.53m x 1.95m)

Accessed via a glazed entrance door, the welcoming entrance hall benefits from a high-level window to the front elevation, allowing natural light to flood the space. The hall features a radiator, staircase leading to the first-floor landing, and doors providing access to the dining kitchen and the ground floor WC.

KITCHEN/DINING AREA

15' 9" x 13' 2" (4.82m x 4.02m)

A spacious and sociable dining kitchen, fitted with a range of wall, base and drawer units complemented by work surfaces, tiled splashbacks and grey wood-effect laminate flooring. A stainless-steel sink and drainer with mixer tap is positioned beneath a window overlooking the rear garden. Integrated appliances include a Zanussi double oven, four-ring gas hob with extractor hood over, while under-counter space is provided for both a washing machine and fridge.

Open-plan to the dining area, this versatile space offers ample room for a family dining table, making it ideal for both everyday living and entertaining. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces, while two radiators ensure comfort throughout the year.

WC

4' 10" x 3' 0" (1.49m x 0.93m)

Fitted with a WC and a corner wash hand basin with tiled splashback, the ground floor cloakroom also benefits from a radiator, providing a practical and convenient addition to the home.

FIRST FLOOR LANDING

14' 1" x 6' 2" (4.30m x 1.90m)

The first floor landing benefits from a window to the front elevation, allowing for plenty of natural light, together with a radiator. Doors provide access to the lounge, bedroom three and the family bathroom, while a staircase rises to the second-floor landing.

LOUNGE

15' 10" x 11' 8" (4.84m x 3.56m)

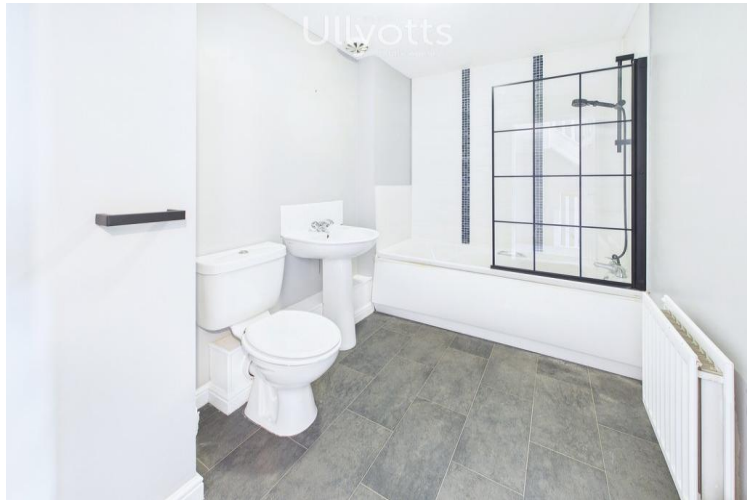
A bright and spacious lounge enjoying a window to the rear elevation and French doors opening onto a Juliet balcony overlooking the west facing garden and allowing plenty of natural light to fill the room. The lounge further benefits from two radiators and a stylish feature wallpapered wall, creating an attractive focal point.



Bedroom 3



Virtually Staged Bedroom 3



Bathroom



Second Floor Landing

BEDROOM 3

9' 2" x 9' 2" (2.81m x 2.81m)

Bedroom three enjoys a window to the front elevation and benefits from a radiator, making it an ideal guest room, child's bedroom or home office.

BATHROOM

9' 1" x 6' 1" (2.79m x 1.86m)

The family bathroom is fitted with a modern white suite comprising a panelled bath with shower attachment, glazed shower screen and tiled surround, together with a WC and wash hand basin with tiled splashback. The room is finished with attractive tile-effect vinyl flooring and further benefits from a radiator and extractor fan.

SECOND FLOOR LANDING

4' 7" x 3' 8" (1.40m x 1.14m)

The second floor landing benefits from a useful airing cupboard housing the gas central heating boiler, with doors providing access to both the principal bedroom and bedroom two.

BEDROOM 1

15' 10" x 10' 4" (4.84m x 3.15m)

The master bedroom offers two windows a radiator and door to the ensuite shower room.

ENSUITE

6' 0" x 5' 11" (1.84m x 1.82m)

The en-suite shower room is fitted with a shower enclosure with a thermostatic shower, a wash hand basin with tiled splashback and a WC. The room further benefits from a radiator, providing a practical and comfortable addition to the principal bedroom.

BEDROOM 2

12' 4" x 9' 2" (3.78m x 2.81m)

Bedroom Two is a well-proportioned double room, benefiting from two windows to the rear elevation which allow an abundance of natural light to flood the space, together with a radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING/GARAGE

16' 11" x 9' 1" (5.18m x 2.79m)

The garage benefits from an up and over door with light connected.

A driveway up to the garage offers a further parking space.



Bedroom 2



Virtually Staged Bedroom 2



Bedroom 1



Virtually Staged Bedroom 1

GARDEN

To the rear lies an enclosed west-facing garden, enjoying the afternoon and evening sunshine. Designed for ease of maintenance, the garden features a combination of patio and lawn, providing the perfect space for outdoor dining, entertaining or relaxing. A pathway leads to a gated access, ideal for bins and everyday convenience, while a fenced boundary offers both privacy and security. A garden shed offers further storage.

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.

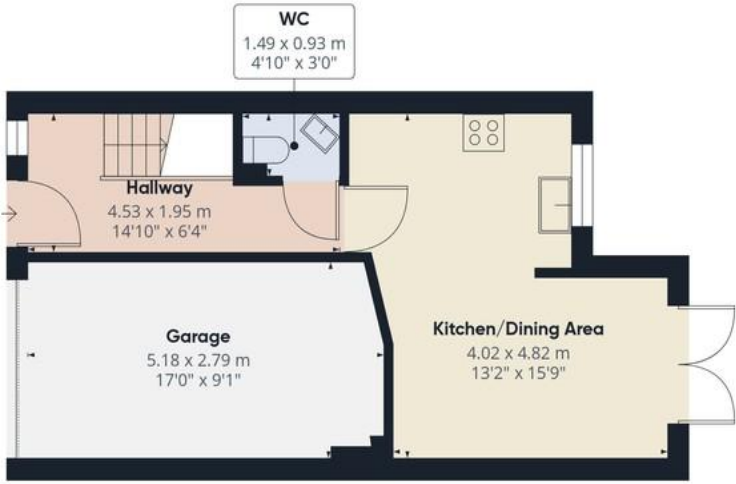
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 110 sq m (1,188 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0

Approximate total area⁽¹⁾
110.4 m²
1188 ft²



Floor 1



Floor 2

(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





17 Britannia Road



▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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