

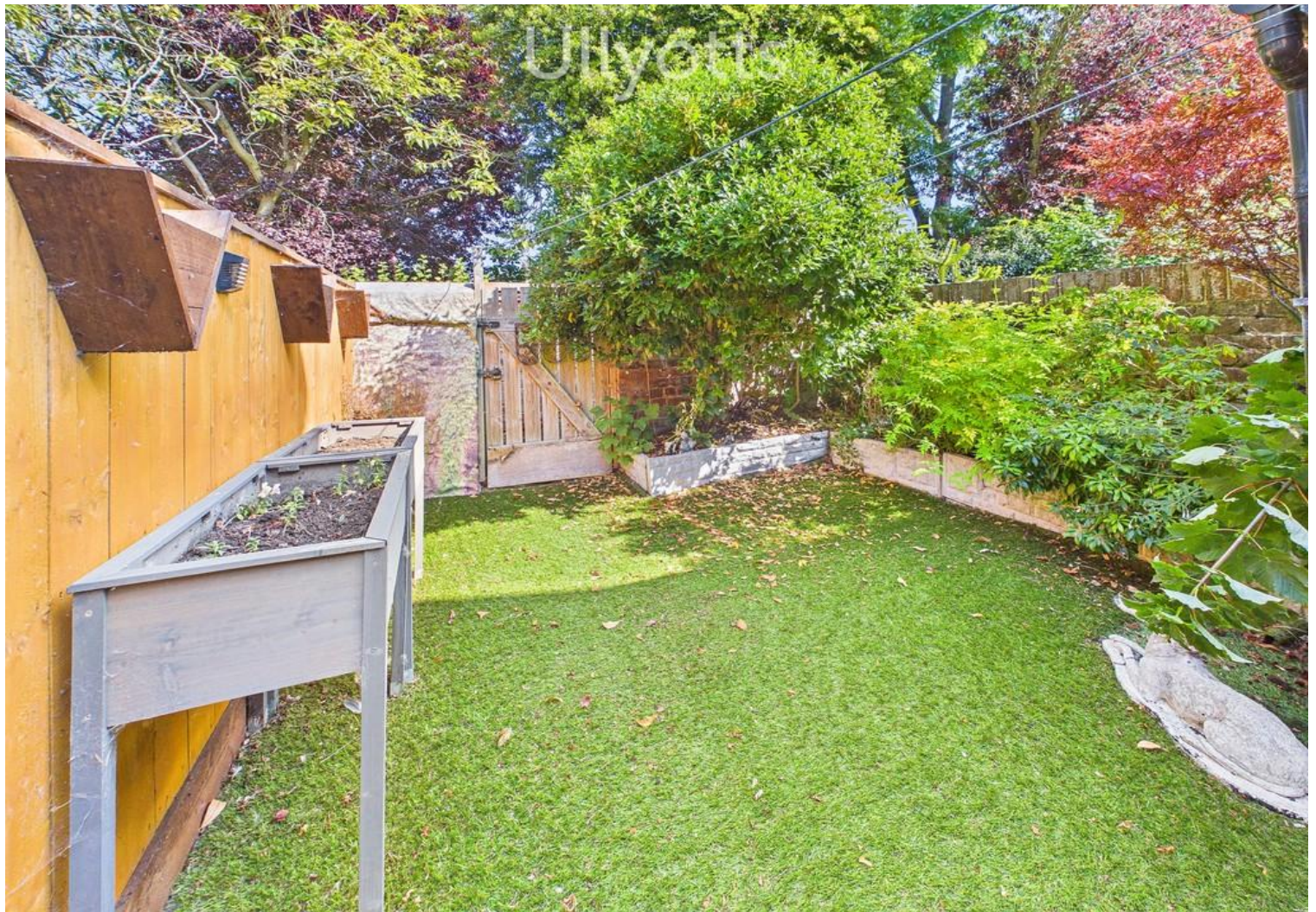


28 Brett Street
Bridlington
YO16 4EU

GUIDE PRICE

£120,000

2 Bedroom Mid-Terrace House



Garden



2



2



1



On Road
Parking



Gas Central Heating

28 Brett Street, Bridlington, YO16 4EU

Situated in a convenient location close to a range of local amenities, this appealing mid-terrace house offers well-proportioned accommodation ideal for a variety of buyers. The property features a comfortable lounge and dining room, a kitchen, two good-sized bedrooms and a spacious family bathroom. To the rear is a pleasant garden with a useful outhouse providing excellent garden storage. While the property would benefit from some modernisation, it offers a fantastic opportunity to create a lovely home in a convenient position and is offered to the market with no onward chain.

The property enjoys an ideal position between Quay Road 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 provides everyday essentials, including a fruit and veg shop, butcher, beauticians 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.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Lounge



Virtually Staged Lounge



Dining Room



Virtually Staged Dining Room

Accommodation

ENTRANCE HALL

11' 2" x 2' 11" (3.42m x 0.89m)

The property is entered via a glazed composite door opening into a useful porch area, with a further door leading through into the entrance hall. The hall features a radiator, stairs rising to the first-floor landing and a door leading into the dining room.

LOUNGE

14' 4" x 10' 2" (4.39m x 3.11m)

The lounge is a welcoming reception room featuring a box bay window to the front elevation, allowing plenty of natural light into the space. Character features include coving and a picture rail, complemented by a brick-built TV stand and fireplace. An internal window and door provide a pleasant connection through to the dining room.

DINING ROOM

12' 8" x 10' 6" (3.88m x 3.21m)

A versatile reception room offering the flexibility of either a formal dining space or an additional sitting room. A bay window to the rear elevation provides a pleasant outlook over the garden, while a radiator and useful under-stairs

storage cupboard add practicality. An opening leads seamlessly through to the kitchen, creating a sociable flow between the living spaces.

KITCHEN

12' 7" x 6' 11" (3.84m x 2.12m)

The kitchen is fitted with a range of wall, base and drawer units with worktops over, complemented by tiled splashbacks and tile-effect vinyl flooring. A 1½ bowl sink and drainer with mixer tap sits beneath a side-facing window, providing a pleasant outlook and natural light. Fitted appliances include an oven, gas hob and extractor, while there is also under-counter space for additional appliances. A wall-mounted gas central heating boiler is housed within the kitchen, and a uPVC door provides direct access to the rear garden.

FIRST FLOOR LANDING

9' 4" x 5' 0" (2.86m x 1.54m)

The first-floor half landing offers access to the family bathroom, two steps up to the full landing offering loft access and doors to both bedrooms.



Kitchen



Virtually Staged Kitchen



Bedroom 1



Virtually Staged Bedroom 1

BEDROOM 1

13' 8" x 12' 0" (4.17m x 3.68m)

The spacious master bedroom enjoys a pleasant front-facing window, allowing plenty of natural light into the room. The accommodation benefits from a radiator, wall lighting and a useful range of fitted storage, including wardrobes, drawers and a dedicated dressing area.

BEDROOM 2

12' 8" x 7' 11" (3.87m x 2.42m)

The second bedroom is a good-sized room featuring a rear-facing window providing natural light and a radiator.

SHOWER ROOM

12' 5" x 7' 1" (3.80m x 2.18m)

The spacious shower room is finished with tile-effect vinyl flooring and partially tiled walls, complemented by wall lighting. The suite comprises a wash hand basin, WC and P-shaped shower tray with glazed curved screen, fitted with a double-headed thermostatic shower. A useful airing cupboard provides excellent storage for towels and linen while also housing the hot water cylinder.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

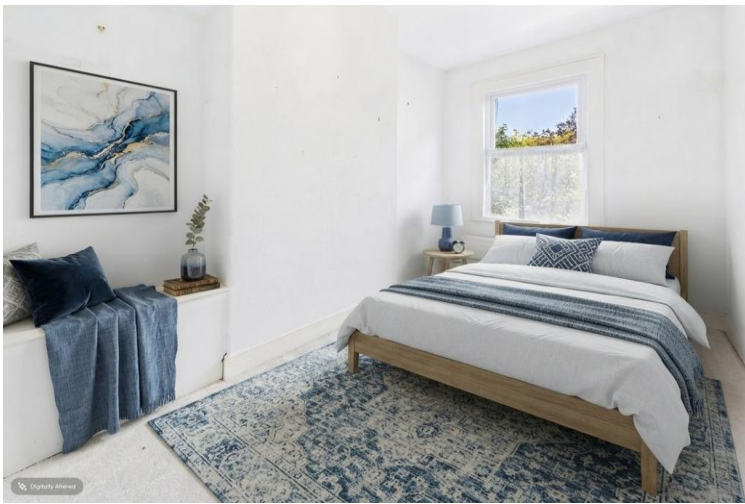
OUTSIDE

To the front, the property is set back from the road behind a low-level wall and shrub hedge, providing a good degree of privacy. There is space for bins and a pathway leading to the front entrance.

To the rear, a pleasant, enclosed garden provides a private outdoor retreat, currently laid with artificial grass for ease of maintenance. Raised beds planted with a variety of colourful plants and trees add interest, while a rear gated access provides useful convenience. A useful outhouse offers excellent storage for garden equipment and outdoor essentials.



Bedroom 2



Virtually Staged Bedroom 2



Shower Room



Rear Elevation

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 (79.3 m2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area⁽¹⁾
79.3 m²
854 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.



28 Brett Street



▪ 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



- Residential Sales ▪ Property Management
- Valuations

