



19 Belgrave Road
Bridlington
YO15 3JP

ASKING PRICE OF

£325,000

5 Bedroom Semi Detached House



Garden

 5
  2
  2
  On Road Parking
  Gas Central Heating

19 Belgrave Road, Bridlington, YO15 3JP

Welcome to this impressive semi-detached home, presented in immaculate order throughout and ideally positioned just a stone's throw from the popular South Beach. Offering spacious and versatile accommodation arranged over three floors, the property comprises a welcoming entrance hall with oak flooring, lounge, dining room, open-plan kitchen and sunroom, together with a utility/summer kitchen and ground floor bathroom. To the first floor are four bedrooms, a shower room and separate WC, with an additional loft bedroom to the second floor. Outside, a pleasant rear garden provides an inviting space to relax, complemented by a useful man cave and potting shed. The master bedroom also enjoys partial sea views, adding to the appeal of this well-appointed home, which is offered for sale with no onward chain.

Belgrave Road is ideally situated just south of Bridlington town centre, within easy reach of the popular South Bay beach and scenic seafront promenade. Offering an appealing blend of coastal living and everyday convenience, the area is well suited

to families, with nearby nursery facilities, Hilderthorpe Primary School, Our Lady & St Peter Catholic Primary School and Bridlington School. Leisure facilities include Belvedere Golf Course, while the beach and promenade provide the perfect setting for coastal walks and enjoying the fresh sea air throughout the year.

Bridlington is a thriving seaside town on the East Yorkshire coast, renowned for its long sandy beaches, traditional promenades and welcoming atmosphere. The town offers a wide range of amenities, attractions and places to eat, from charming cafés and ice cream parlours to seafood restaurants celebrating its reputation as the lobster capital of the UK. The historic harbour offers boat trips, while nearby nature reserves and a varied calendar of events provide plenty to enjoy throughout the year, making Bridlington a popular destination for residents and visitors alike.



Entrance Porch



Hallway



Lounge



Lounge/Dining Room

Accommodation

ENTRANCE PORCH

7' 9" x 2' 11" (2.37m x 0.89m)

The property is entered via uPVC French doors which open into a uPVC-constructed porch, enjoying tiled flooring and sea views. A composite entrance door leads through into the main entrance hall.

ENTRANCE HALL

15' 6" x 6' 11" (4.73m x 2.13m)

The welcoming entrance hall features oak flooring, a radiator with display shelf over and a useful storage cupboard. A front-facing window provides natural light, while picture lighting adds character. A staircase leads to the first floor, with doors opening to the ground-floor accommodation.

LOUNGE

12' 10" x 12' 3" (3.92m x 3.75m)

The well-presented lounge features a bay window to the front elevation, fitted with Sanderson shutters and enjoying a partial sea view to the right-hand side. Further features include a radiator, picture lighting, a wall-mounted electric fire and fitted display units with integrated lighting and useful storage cupboards beneath. An open archway leads through to the dining room, creating a natural flow between the two reception spaces.

DINING ROOM

15' 6" x 10' 11" (4.73m x 3.33m)

The dining room provides a pleasant reception space, featuring a picture rail, picture lighting and a wall-mounted electric fire. There is ample room for a dining table, complemented by fitted shelving with useful base units beneath. Double glazed doors open into the open-plan kitchen and sunroom, creating a lovely connection between the reception areas.

KITCHEN

15' 5" x 13' 1" (4.72m x 4.01m)

The fabulous kitchen offers a generous and well-appointed space, opening seamlessly into the sunroom to create a sociable open-plan layout. The kitchen is fitted with an extensive range of wall, base and drawer units, complemented by granite work surfaces and tiled splashbacks. Jerusalem stone tiled flooring, featuring natural fossils, adds a distinctive touch, while two side-facing windows allow plenty of natural light to fill the room.

A gas-fired AGA takes centre stage and will be remaining with the property, along with a wall-mounted gas central heating boiler that serves the ground floor. The central island provides additional storage with base units and a wine rack, topped with an overhanging granite work surface to create further preparation space and an ideal area for casual dining for two people. Integrated appliances include a Miele dishwasher and a



Dining Room



Kitchen



Sunroom



Downstairs Bedroom

full-sized fridge. A door leads through to the summer kitchen/utility room, while the open connection to the sunroom further enhances the spacious and versatile feel of this impressive kitchen.

SUNROOM

9' 6" x 8' 2" (2.92m x 2.49m)

The sunroom flows seamlessly from the kitchen, creating a lovely light filled space with Velux roof windows and further windows overlooking the rear garden. There is ample room for comfortable lounge furniture, along with an electric radiator for year-round use and a uPVC door providing direct access to the garden. This is a particularly inviting spot to enjoy an afternoon coffee, settle down with a good book or simply relax while taking in the pleasant garden outlook.

SUMMER KITCHEN / UTILITY

8' 1" x 6' 10" (2.48m x 2.10m)

The summer kitchen provides a practical and versatile additional space, currently used by the owners during the warmer months when the AGA is switched off. Fitted with a range of wall and base units with work surfaces over, the room also benefits from a four-ring gas hob and a double electric oven. There's a freezer (included), along with under-counter provision for a washing machine and tumble dryer. Tiled flooring, a radiator, storage cupboard and a rear-facing window complete the space, making it a useful addition to the main kitchen.

BATHROOM

7' 6" x 3' 4" (2.29m x 1.04m)

The ground floor benefits from a well-presented family bathroom, finished with tiled flooring and walls. The suite comprises a bath with folding shower screen, fitted with a thermostatic shower and additional handheld shower attachment, alongside a vanity wash hand basin and WC. Inset spotlights, an extractor fan and a heated towel ladder complete the room.

FIRST FLOOR LANDING

17' 1" x 2' 9" (5.21m x 0.85m)

The first-floor landing features a radiator, loft hatch and a stained-glass window to the side elevation, adding character while allowing natural light into the space. Doors lead to all first-floor rooms, with a further staircase rising to the second-floor loft room.

BEDROOM 1

12' 11" x 12' 3" (3.96m x 3.75m)

The master bedroom is positioned to the front of the property, enjoying a bay window fitted with Sanderson shutters and a partial sea view to the right-hand side. The room is further complemented by decorative coving and a radiator.



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

BEDROOM 2

12' 8" x 11' 1" (3.87m x 3.39m)

The second bedroom is positioned to the rear of the property and features a bay window overlooking the garden. Fitted furniture includes a wardrobe, bedside storage and overhead cupboards with inset lighting, providing excellent storage. A vanity wash hand basin with tiled splashback and fitted mirror above adds further convenience, while decorative coving and a radiator complete the room.

BEDROOM 3

13' 3" x 7' 4" (4.04m x 2.24m)

The third bedroom is positioned to the rear of the property, with a rear-facing window providing natural light and a radiator.

BEDROOM 4

7' 10" x 7' 3" (2.40m x 2.21m)

Bedroom four is currently arranged as a home office and features a front-facing window fitted with Sanderson shutters, continuing the style of the other front-facing rooms. The room also benefits from wood-effect laminate flooring and a radiator. A wall-mounted gas central heating boiler, installed in 2022, serves the first and second floors.

SHOWER ROOM

6' 2" x 5' 11" (1.90m x 1.82m)

The shower room features a side facing window, tiled walls and flooring, and a walk in shower enclosure with sliding door and wet wall surround, fitted with a thermostatic shower. A vanity wash hand basin with wall-mounted storage provides useful space, finished with a heated towel ladder.

WC

5' 11" x 2' 9" (1.82m x 0.84m)

The separate WC is finished with tiled walls and flooring and features a side-facing window, WC and radiator.

LOFT ROOM / BEDROOM 5

12' 8" x 11' 10" (3.87m x 3.63m)

The second-floor loft room benefits from a rear-facing dormer window, providing natural light, a radiator and useful eaves storage with a connected light.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Shower Room



Landing



Bedroom 5



Garden

PARKING

On street.

OUTDOOR STORAGE / GARDEN ROOM / WC

Outdoor Store & Potting shed - 3.23m x 1.98m

The property benefits from a timber and UPVC-constructed outbuilding, currently utilised for storage. The space is fitted with shelving, base units and a work surface, incorporating a stainless-steel sink, with a window overlooking the rear garden. A door leads through to the garden room.

Garden Room - 3.06m x 2.80m

The garden room features timber-clad internal walls and wall lighting, with doors and windows enjoying views across and providing access to a covered, pergola-style decked area. A further door leads to a convenient outdoor WC.

WC - 1.12m x 0.80m

Ideal for use when enjoying the garden, the outdoor WC comprises a wash hand basin and WC, with a circular window providing natural light.

OUTSIDE

The south-west-facing rear garden provides a private and pleasant outdoor space, thoughtfully arranged with a paved pathway leading through to the lawn and the garden room and storage outbuilding. The lawn is bordered by planted areas, adding colour and interest with a variety of shrubs, fruit trees and established rhubarb. A covered, decked area offers an ideal setting for outdoor dining and relaxation, complemented by a brick-built barbecue area and a garden pond.

There is also a designated space for bin storage, with gated side shared access providing a convenient route to the front of the property.

The property is set back from the road in a slightly elevated position, with the front garden enclosed by a low wall topped with fencing and gated access leading to the pathway and main entrance. The gravelled frontage provides a low-maintenance outdoor space, with room for potted plants to add colour alongside the established planted areas. A pleasant sea view can also be enjoyed from the front garden, looking down Belgrave Road.

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.



Front View

COUNCIL TAX BAND – C

ENERGY PERFORMANCE CERTIFICATE - AWAITED

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

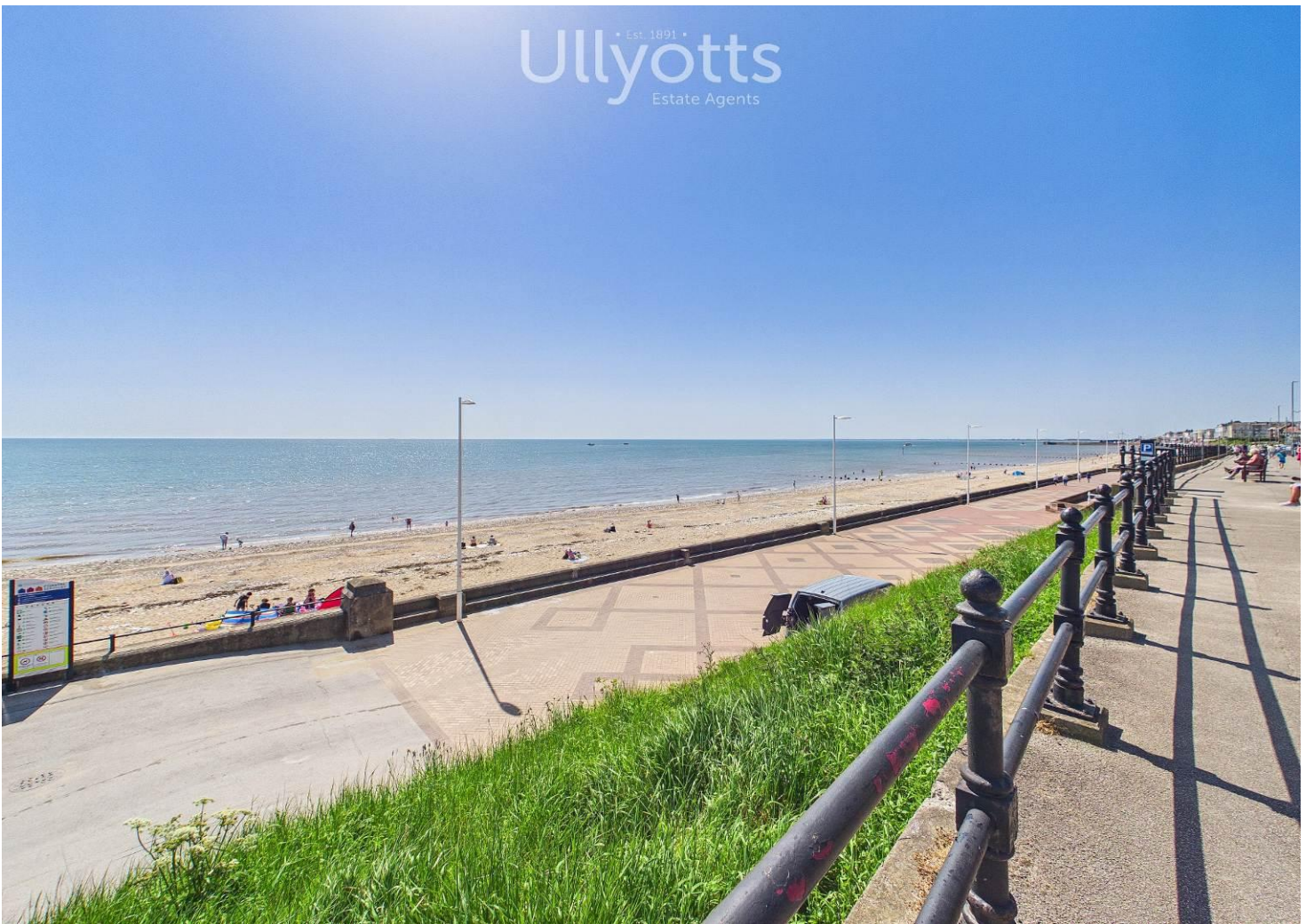
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

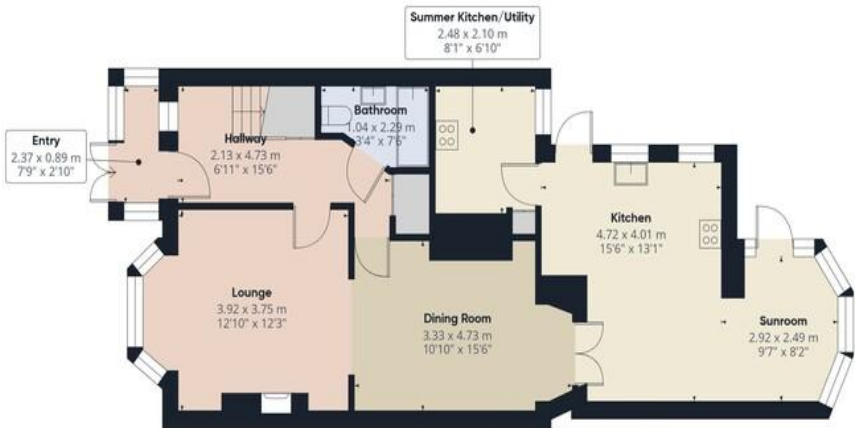
VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

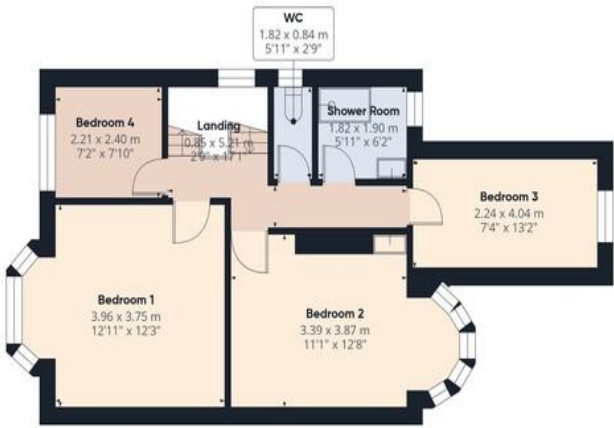
Regulated by RICS



The digitally calculated floor area is (160m2/1723ft2). This area may differ from the floor area on the Energy Performance Certificate.



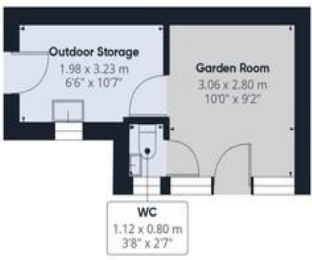
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

160 m²
1723 ft²

Reduced headroom

1.3 m²
14 ft²

(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



19 Belgrave Road

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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