



55a York Road, Great Yarmouth  
Great Yarmouth



Minors & Brady

## 55a York Road

Great Yarmouth, Great Yarmouth

Minors and Brady are pleased to present this substantial five bedroom terraced house, offering generous and flexible accommodation arranged over three storeys with the addition of a basement level. The property is well suited to larger families or buyers seeking an investment opportunity, providing a versatile layout with multiple reception spaces, five bedrooms, and practical outdoor amenities.

While well laid out, the home also presents clear potential for modernisation, allowing a purchaser to update and adapt the space to suit their own requirements. Located within easy reach of local shops, services and transport links, the home occupies a convenient setting close to the town centre and seafront.

M&B



# 55a York Road

Great Yarmouth, Great Yarmouth

- Five bedroom terraced house arranged over three storeys with an additional basement level
- Flexible internal layout well suited to large families or investors seeking multi-room living or letting potential
- Individual gas fires installed within the rooms
- Basement floor providing substantial additional space, suitable for storage or potential future use
- Offers scope for modernisation or reconfiguration, allowing a buyer to enhance value over time
- Enclosed rear yard with garage door access, offering practical outdoor space
- Off-road parking available to the rear of the property
- Conveniently positioned close to Great Yarmouth town centre
- Well-connected location with access to shops, transport links and everyday facilities

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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# 55a York Road

Great Yarmouth, Great Yarmouth

## Location

York Road is situated in a convenient and well-established residential area of Great Yarmouth, offering easy access to both the town centre and the seafront. A wide range of everyday amenities are close by, including supermarkets, local shops, cafés, schools, and medical facilities, all within comfortable reach. The nearby seafront and sandy beach provide opportunities for walks and leisure, while the town centre offers further shopping, dining, and entertainment options. Great Yarmouth Railway Station provides regular services to Norwich, with onward connections to London, and road links via the A47 allow straightforward travel across Norfolk and beyond. This location suits those seeking a practical setting with strong transport links and coastal amenities close at hand.

## York Road, Great Yarmouth

The property is entered via a welcoming entrance hallway which provides access to the main ground floor living areas and staircases serving both the upper floors and the basement. The basement level comprises a large, adaptable space with an adjoining storage area, offering potential for use as additional storage or for alternative purposes, subject to a buyer's needs.



## 55a York Road

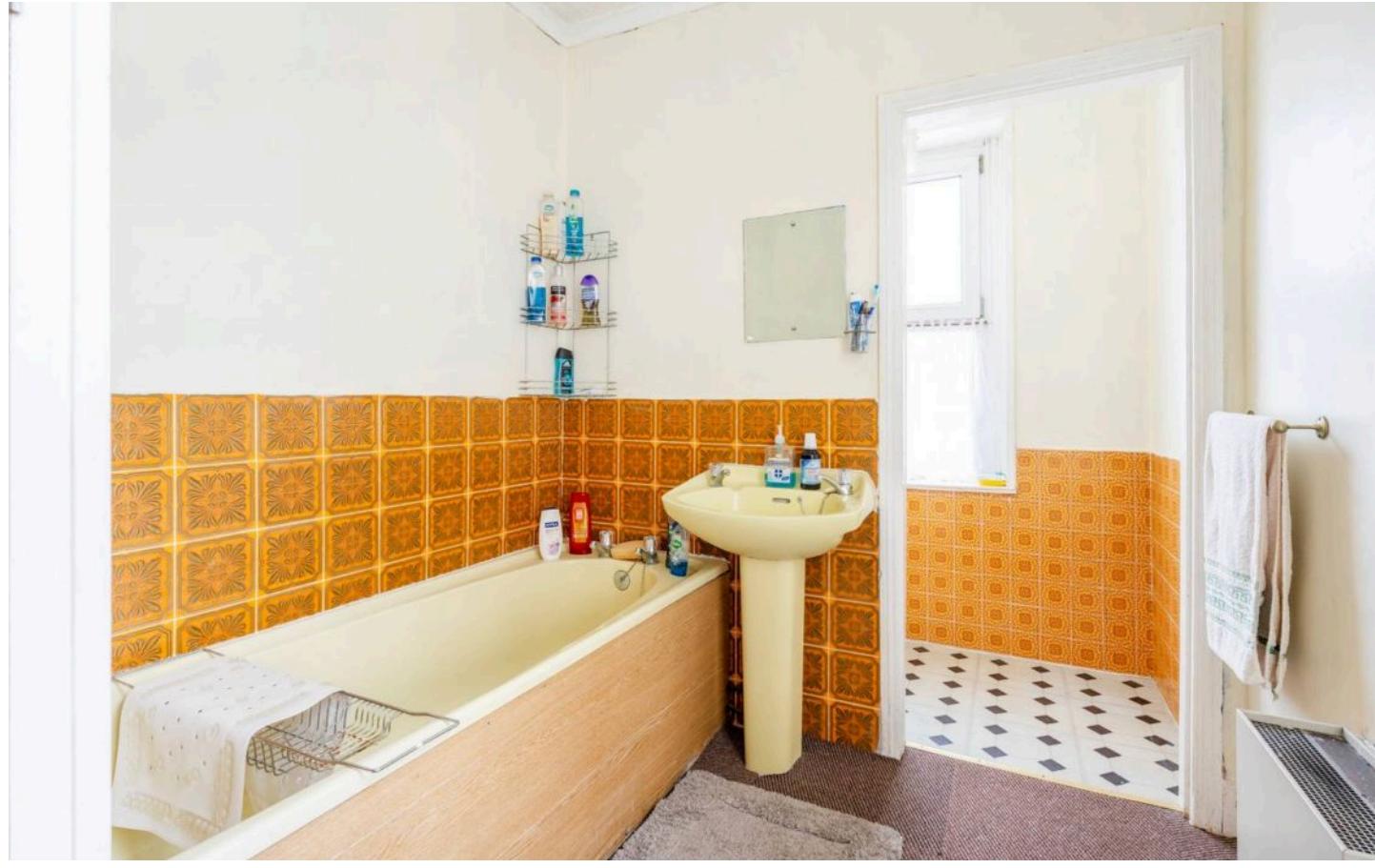
Great Yarmouth, Great Yarmouth

The ground floor forms the main living hub of the home and includes a fitted kitchen, dining room, lounge and a separate sitting room. The kitchen is fitted with a range of units and integrated appliances, providing practical workspace for everyday use. Adjacent to this, the dining room benefits from additional built in counter space and a sink, enhancing its suitability for entertaining or extended family use.

The lounge and sitting room are connected via stacking doors, allowing flexibility between distinct reception spaces or a more open arrangement if preferred. Both rooms feature fireplaces, with the lounge further benefitting from a bay window that allows natural light to fill the space. The sitting room also connects to the dining area through double doors, creating a fluid layout across the ground floor when opened.

The first floor accommodation includes a bathroom with WC, along with three well proportioned bedrooms, all offering comfortable accommodation and built in wardrobes. The second floor provides the remaining two bedrooms, each with individual layouts and outlooks, adding character and variety to the overall accommodation.

Externally, the property benefits from a rear yard with a garage door, providing secure access and potential for off road parking, storage or workshop use. Off road parking further enhances the practicality of the home, offering added convenience for both residents and visitors.

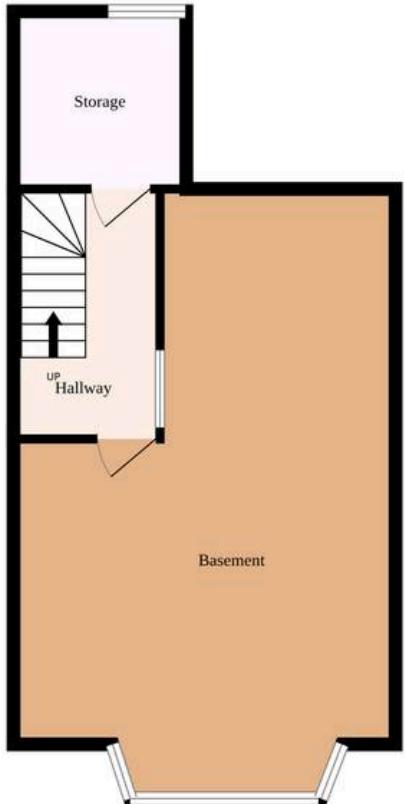


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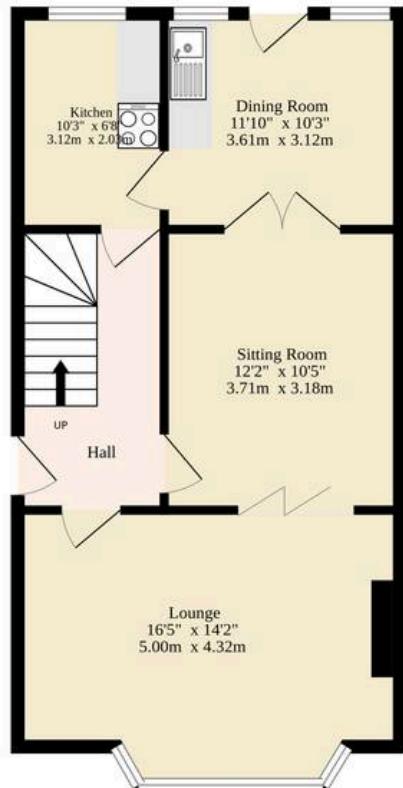
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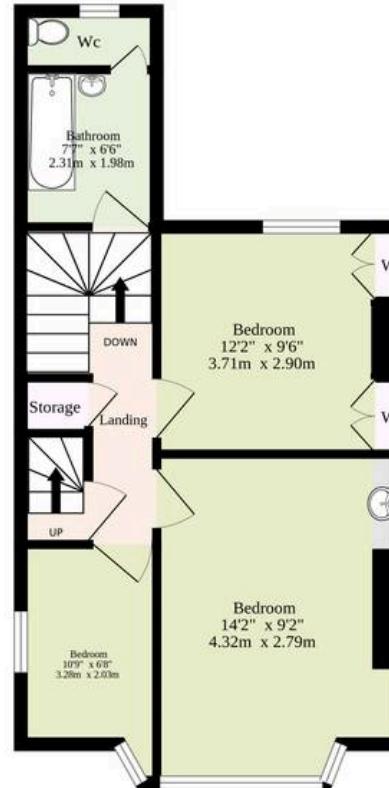
Basement  
624 sq.ft. (58.0 sq.m.) approx.



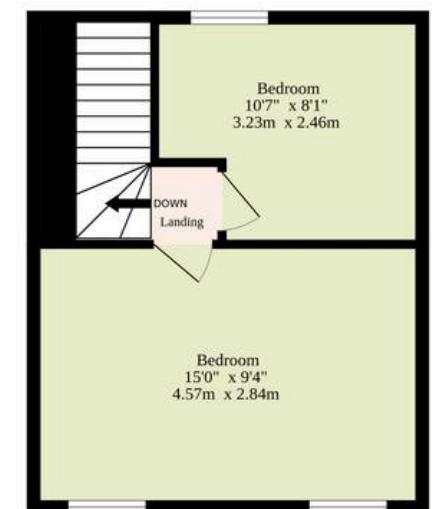
Ground Floor  
621 sq.ft. (57.7 sq.m.) approx.



1st Floor  
469 sq.ft. (43.6 sq.m.) approx.



2nd Floor  
249 sq.ft. (23.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1963 sq.ft. (182.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Senior Property Consultant



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