



17 Teal Garth  
Bridlington  
YO15 3LJ

ASKING PRICE OF

**£115,000**

**1 Bedroom Quarter House**





Garden



1



1



1



Off Road  
Parking



Gas Central Heating

## 17 Teal Garth, Bridlington, YO15 3LJ

A well-presented quarter house offering a lounge, dining area and kitchen, with a first-floor bedroom and bathroom. Externally, the property benefits from two off-street parking spaces to the front and an unusually large side garden for this style of home. Offered with either vacant possession or sitting tenants in situ, the property is ideal for both owner-occupiers and investors alike.

Teal Garth is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. Local conveniences just a short drive away include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery is close by. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

Bridlington is a charming coastal town in East Yorkshire, known for its beautiful sandy beaches, historic harbour and vibrant seafront. It offers a mix of traditional seaside attractions, independent shops, and fresh seafood outlets. The town boasts a rich heritage, with landmarks like Bridlington Priory and Sewerby Hall, as well as scenic walking trails along the stunning Flamborough Head cliffs. With excellent transport links and a welcoming community, Bridlington is a delightful place to call home.





Entrance



Lounge



Kitchen



Landing

## Accommodation

### ENTRANCE HALL

11' 2" x 8' 2" (3.41m x 2.50m)

The property is entered via a glazed uPVC door into a welcoming entrance area with grey wood-effect vinyl flooring, providing space for coat hanging and a small dining table, with an opening to the kitchen and open access through to the lounge.

### LOUNGE

14' 7" x 8' 9" (4.46m x 2.67m)

The lounge is carpeted and features French doors opening onto the garden, allowing plenty of natural light, while a gas fire and radiator provide warmth and comfort; the staircase rises from here to the first-floor accommodation.

### KITCHEN

7' 1" x 5' 11" (2.18m x 1.81m)

The kitchen enjoys a window to the side elevation and is fitted with a stainless-steel sink and drainer with mixer tap beneath, a range of wall and base units with wood-effect worktops, tiled splashbacks and wood-effect vinyl flooring. Integrated appliances include an electric oven,

hob and extractor fan, with additional space provided for a washing machine and fridge freezer.

### FIRST FLOOR LANDING

7' 1" x 2' 9" (2.16m x 0.84m)

The first-floor landing features a loft hatch, a long narrow window to the front elevation providing additional natural light, a useful storage cupboard with double doors, and access to both the bedroom and bathroom.

### BEDROOM

14' 6" x 8' 11" (4.43m x 2.73m)

The bedroom benefits from a window to the side elevation, allowing natural light, and is fitted with a radiator.

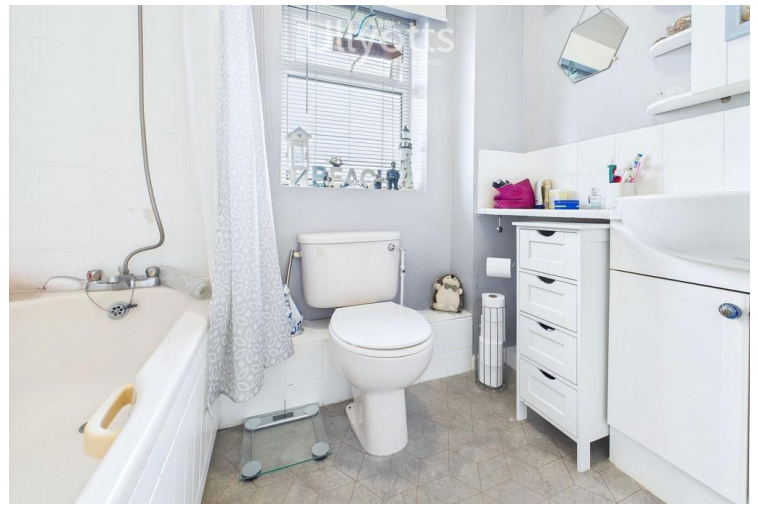
### BATHROOM

7' 1" x 5' 9" (2.17m x 1.76m)

The bathroom benefits from a window to the side elevation and is fitted with a panelled bath with shower attachment, WC and vanity wash hand basin, with partially tiled walls and vinyl flooring.



Bedroom 1



Bathroom



Garden



Parking

### CENTRAL HEATING

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

### DOUBLE GLAZING

UPVC double glazing throughout.

### OUTSIDE

An east-facing side garden, larger than average for this type of property, offers a generous lawned area and a patio ideal for outdoor dining and seating, complemented by established shrubs, a garden shed, fenced boundaries and a gateway providing access to the front of the property.

### PARKING

A paved forecourt to the front of the property provides off-street parking for two vehicles.

### INFORMATION

Tenants are currently in situ on a rolling tenancy agreement, paying £395 per calendar month.

Should a purchaser wish to occupy the property themselves, the landlord is able to serve notice to the tenants in accordance with the tenancy agreement.

### TENURE

We understand that the property is freehold

### SERVICES

All mains services are available at the property.

### COUNCIL TAX BAND - A

### ENERGY PERFORMANCE CERTIFICATE - AWAITED





South Side Beach

#### 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.

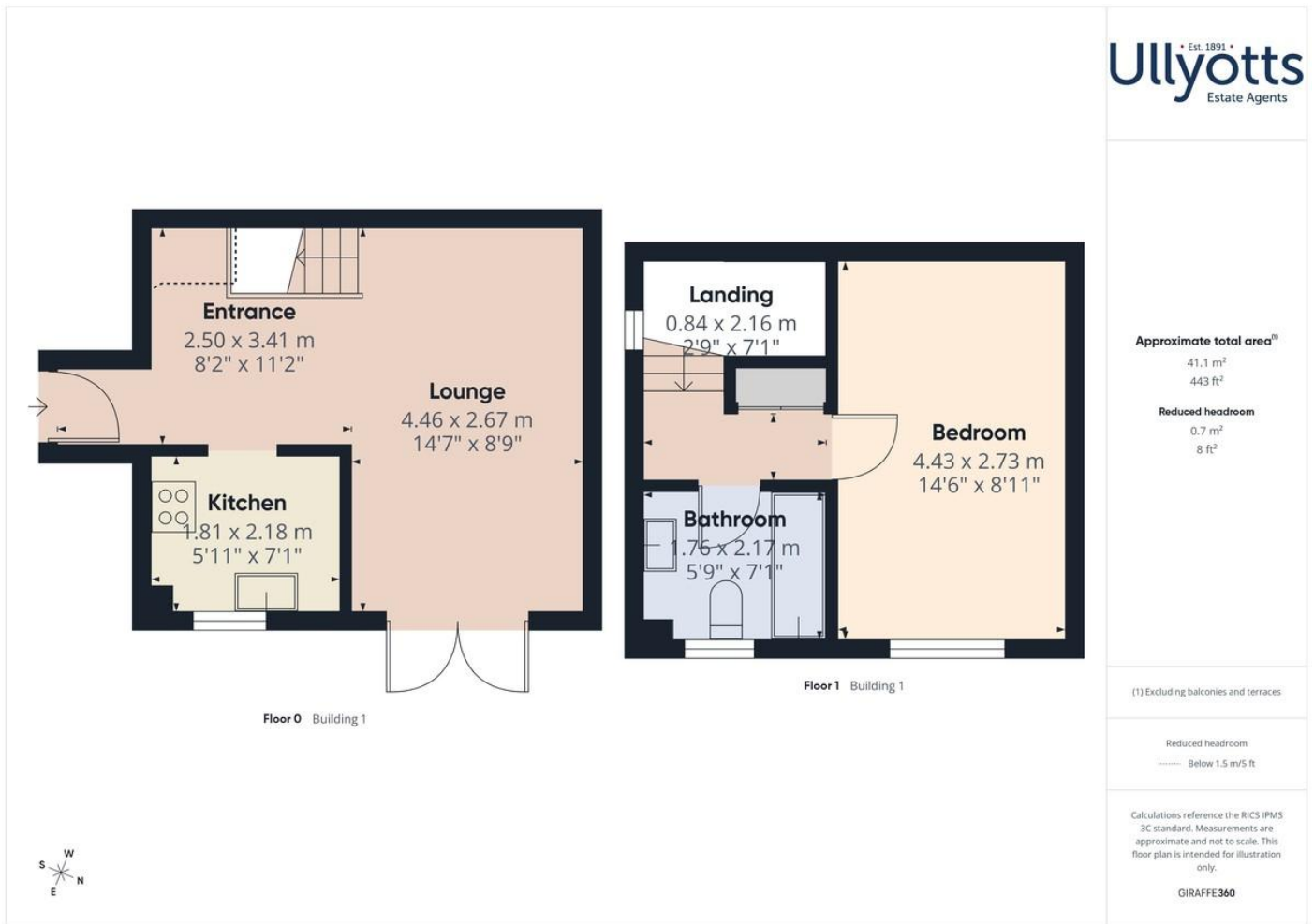
Floor plans are for illustrative purposes only.

#### VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 41 sq m (441 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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