

35 Teal Garth
Bridlington
YO15 3LJ

OFFERS OVER

£100,000

1 Bedroom Quarter House

Ullyotts Est. 1891 Estate Agents

01262 401401



Lounge/Dining area

1 | 1 | 1 | Off Road Parking, | Gas Central Heating

35 Teal Garth, Bridlington, YO15 3LJ

Situated on the south side of Bridlington, this quarter house is offered to the market with no onward chain and presents an excellent opportunity for a variety of buyers. The accommodation briefly comprises a lounge, kitchen, one bedroom and bathroom, with the added benefits of a front garden, private driveway parking and two further allocated parking bays. Requiring some updating, the property offers plenty of scope for someone to put their own stamp on it and would make an ideal first-time purchase, investment opportunity or a manageable home for those looking to downsize.
Teal Garth is situated to the south of Bridlington town centre, in a convenient and popular residential location, with a range of local amenities and attractions close at hand. Everyday shopping facilities include Lidl, Tesco, B&Q and B&M, all within a short drive, while the nearby Lobster Pot public house and eatery provides a local spot for dining out. The beautiful South Side beach and seafront are also within easy walking distance, with Belvedere Golf Course nearby for those who enjoy a round of golf.
Bridlington is a popular East Yorkshire coastal town, renowned for its sandy beaches, historic harbour and traditional seaside charm. The town offers a variety of independent shops, cafés, restaurants and leisure facilities, alongside local landmarks including the historic Bridlington Priory and the impressive Sewerby Hall and Gardens. The surrounding coastline provides some wonderful scenery and walking opportunities, particularly along the dramatic cliffs of Flamborough Head, while good road and rail connections make Bridlington a convenient place to live, whether all year round or as a coastal retreat.



Lounge



Virtually Staged Lounge



Kitchen



Virtually Staged Kitchen

Accommodation

ENTRANCE

Entrance to the property is via a glazed uPVC door opening into an entrance area, which is open plan to the lounge and benefits from a spacious understairs storage cupboard.

LOUNGE / DINING AREA

14' 5" x 8' 8" (4.40m x 2.66m)

The lounge features a window to the front elevation, radiator and feature fireplace, with a staircase leading to the first floor and a sliding door providing access into the kitchen. There could also be space for a small dining table.

KITCHEN

7' 1" x 6' 0" (2.17m x 1.83m)

The kitchen benefits from a window to the front elevation and is fitted with a range of wall, base and drawer units with worktops over and tiled splashbacks. A one-and-a-half bowl sink and drainer with mixer tap is positioned beneath the window, with space for a cooker and a fitted extractor hood above, together with further space for under-counter appliances. The room is finished with vinyl flooring.

FIRST FLOOR LANDING

7' 2" x 2' 7" (2.19m x 0.81m)

The first-floor landing benefits from a long window alongside the staircase, allowing plenty of natural light to flow through. There is also a useful storage cupboard, with doors leading to the bedroom and bathroom.

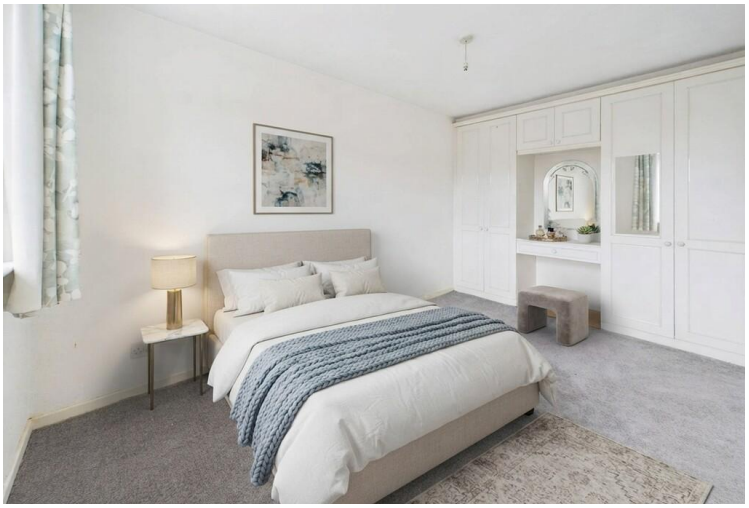
BEDROOM

14' 6" x 8' 10" (4.42m x 2.71m)

The bedroom benefits from a window to the front elevation and radiator, together with fitted wardrobe storage incorporating a useful dressing area and fitted mirror.



Bedroom



Virtually Staged Bedroom



Bathroom



Hallway

BATHROOM

7' 2" x 6' 1" (2.19m x 1.86m)

The bathroom is fitted with a panelled bath with tiled surround and shower attachment. There is a wash hand basin set within a range of base units with worktop over, complemented by wall-mounted storage cabinets. The room also benefits from a WC and a window providing natural light.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

The property occupies a corner position with fenced boundaries and gated access. The front garden is predominantly gravelled, providing useful space for bin storage, and benefits from a garden shed, an additional storage shed and an outhouse housing the gas central heating boiler. There is also a tree and an area of artificial grass, offering space for a swing, outdoor seating or a bistro-style dining set.

To the front of the property, a driveway provides off-road parking for one vehicle, although this could equally be utilised as additional garden space if preferred.

PARKING

In addition to the driveway parking directly to the front of the property, there are also two further allocated parking spaces situated within a communal parking area just around the corner from the property, providing a particularly useful additional benefit.



Garden

SERVICES
All mains services are available at the property.

TENURE
We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED C

NOTE
Heating systems and other services have not been checked.

All measurements are provided for guidance only.

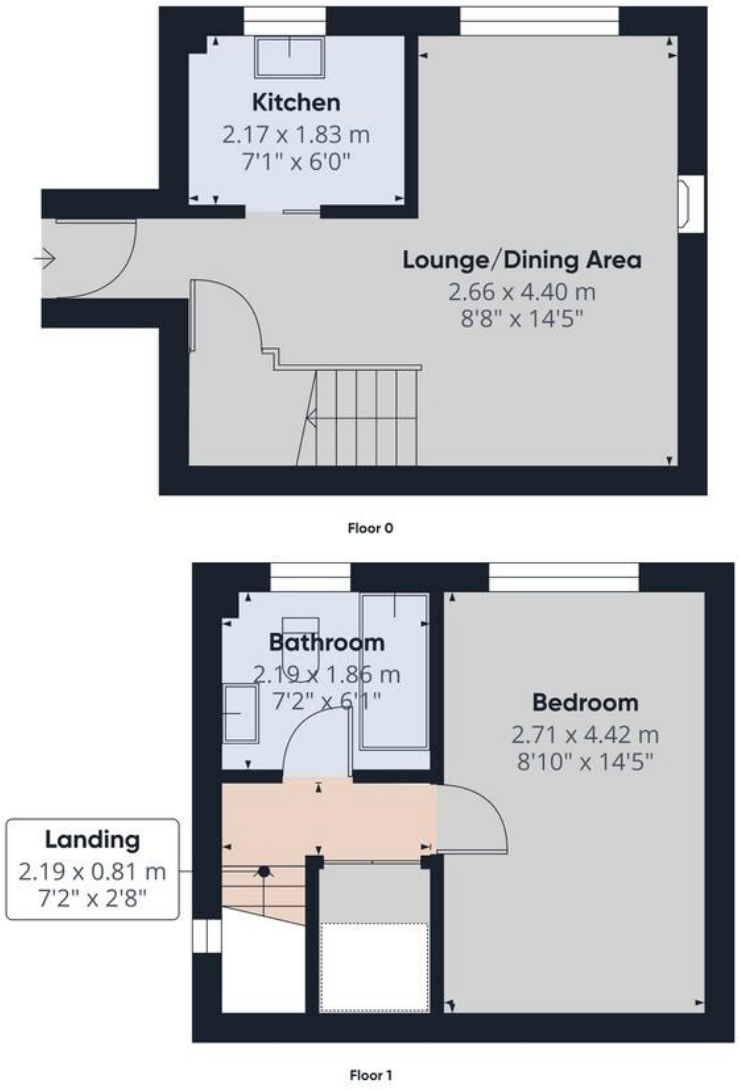
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information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

Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 46 sq m (495 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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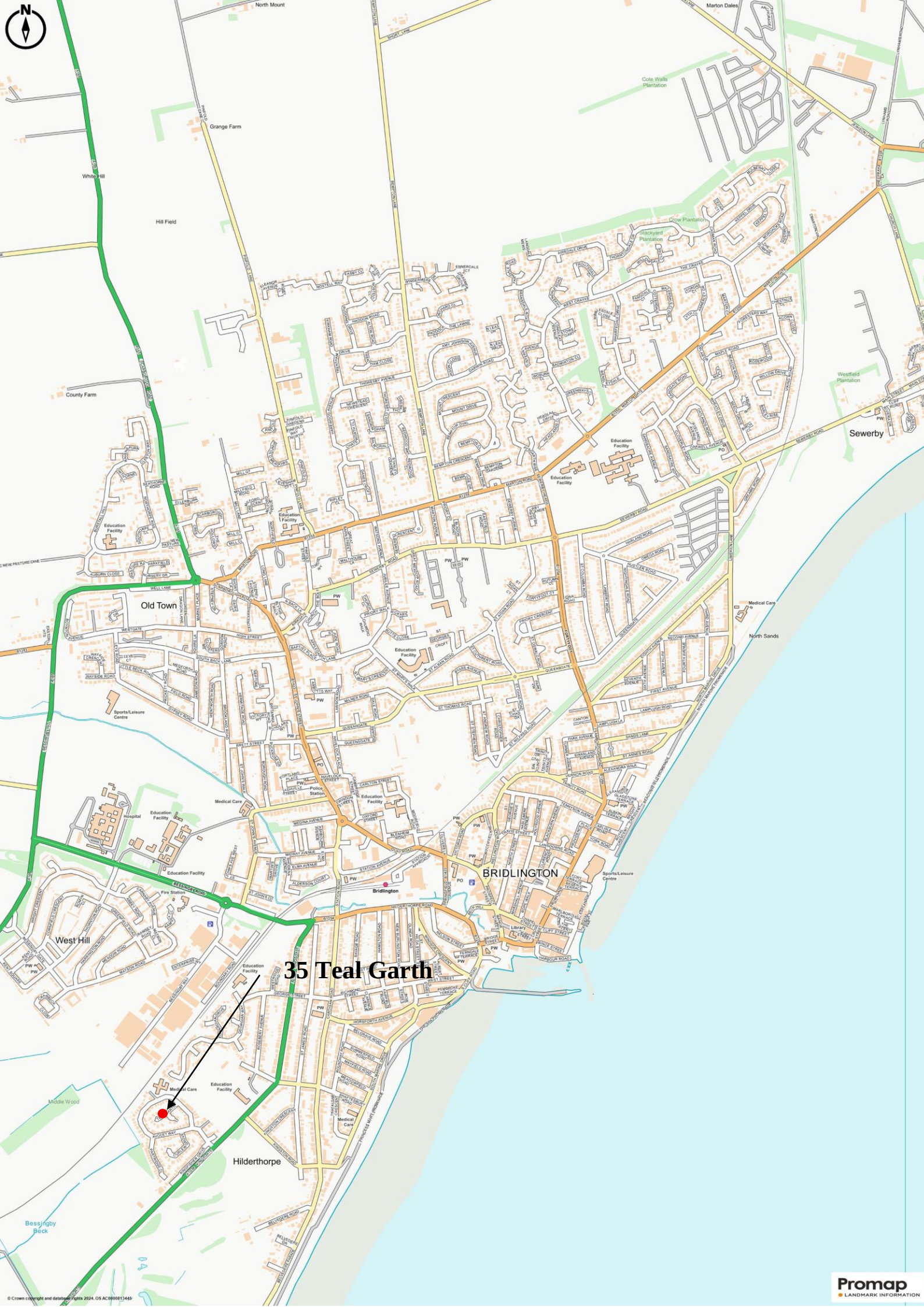
Approximate total area(1)
41 m²
441 ft²

(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.

GIRAFFE360


35 Teal Garth
BRIDLINGTON
Old Town
West Hill
Hilderthorpe
Sewerby
North Sands
Bridlington
Education Facility
Sports/Leisure Centre
Medical Care
Hospital
Police Station
Fire Station
Library
Grange Farm
White Hill
Hill Field
County Farm
North Mount
Marton Dales
Cote Walls Plantation
Crow Plantation
Stackyard Plantation
Westfield Plantation
Middle Wood
Bessingby Beck
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LANDMARK INFORMATION

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