



53 Thoresby Close
Bridlington

YO16 7EN

GUIDE PRICE

£140,000

2 Bedroom Semi-Detached House



Garden



2



1



1



Garage, Off
Road Parking



Gas Central Heating

53 Thoresby Close, Bridlington, YO16 7EN

A two bedroom semi-detached home set in a pleasant location, offering excellent potential for buyers looking to add their own stamp. The accommodation comprises a kitchen and spacious lounge on the ground floor, with two bedrooms and a bathroom upstairs. Externally, the property benefits from off-street parking, a garage, and both front and rear gardens. Offered with no onward chain, the house requires general modernisation but presents an ideal opportunity to create a lovely home in a desirable area.

The property is situated on the north side of the town in a sought-after location offering excellent amenities and access to highly regarded schools, including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18).

Nearby, the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store around the corner on Trentham Drive and a play park also close by. The area benefits from a reliable bus route, making it ideal for families or retirees if they do not have use of a vehicle.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, working harbour and vibrant promenade. It offers a mix of traditional seaside attractions, independent shops, ice-cream parlours and fresh seafood. The town also offers scenic coastal walks, the stunning Flamborough Head cliffs nearby and cultural sites like Bridlington Priory and Sewerby Hall. With a friendly atmosphere and plenty of leisure activities, Bridlington is an ideal spot for both relaxation and adventure by the sea.



Kitchen



Virtually Staged - Kitchen



Lounge



Virtually Staged - Lounge

Accommodation

KITCHEN

9' 9" x 11' 9" (2.99m x 3.58m)

Entrance to the property is via a uPVC door opening directly into the kitchen, which is fitted with a range of wall, base and drawer units with worktops over, tiled splashbacks and wood-effect laminate flooring. A stainless steel sink and drainer with mixer tap is positioned beneath a front-facing window overlooking the front garden. There is space for appliances including a cooker, under-counter fridge and plumbing for a washing machine. Stairs rise to the first-floor landing, with an under-stairs storage cupboard, and a door providing access through to the lounge.

LOUNGE

13' 0" x 11' 10" (3.98m x 3.61m)

The lounge continues the wood-effect laminate flooring and further benefits from coving and a radiator. A feature fireplace forms an attractive focal point to the room, while sliding doors allow an abundance of natural light and provide direct access to the rear garden.

FIRST FLOOR LANDING

2' 10" x 7' 6" (0.88m x 2.29m)

The first-floor landing is naturally lit via a window to the side elevation and features a useful storage cupboard with shelving, ideal for towels and linen. Doors from the landing provide access to both bedrooms and the bathroom.

BEDROOM 1

11' 8" x 8' 6" (3.57m x 2.60m)

Bedroom one benefits from a window to the front elevation, fitted storage and a radiator, providing a comfortable and well-proportioned main bedroom.

BEDROOM 2

7' 9" x 6' 11" (2.37m x 2.12m)

The second bedroom features a window to the rear elevation and a radiator.

BATHROOM

7' 9" x 4' 6" (2.38m x 1.38m)

The bathroom, requiring modernisation, is fitted with a panelled bath, wash hand basin and WC. It features tile-effect vinyl flooring, partially tiled walls, and a window to the rear elevation, allowing natural light into the space.



Bedroom 1



Virtually Staged - Bedroom 1



Bedroom 2



Virtually Staged - Bedroom 2

GARAGE

With an up and over door.

PARKING

Parking is provided to the side of the property via a driveway, which leads directly to the garage.

OUTSIDE

To the front, a lawned area provides potential to create an attractive and welcoming space. At the rear, a raised paved garden is currently home to a variety of colourful shrubs, offering a pleasant outdoor area that, with a little attention, could be transformed into a beautifully maintained space.

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 - AWAITED

NOTE

Heating systems and other services have not been checked by Ulllyotts.

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



Bathroom



Virtually Staged - Bathroom



Garden

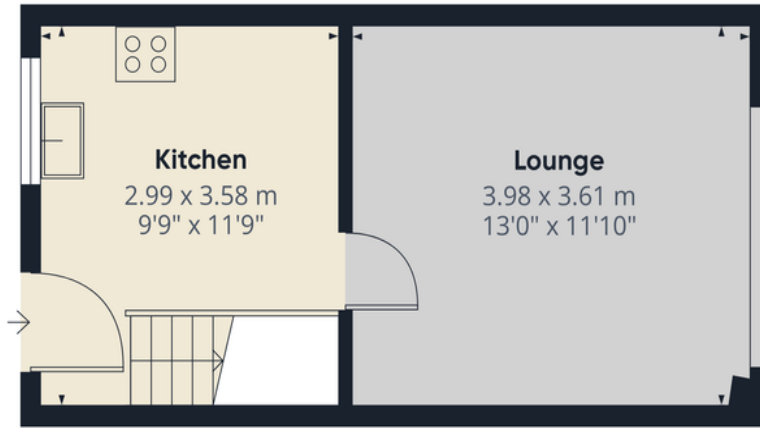


Garage

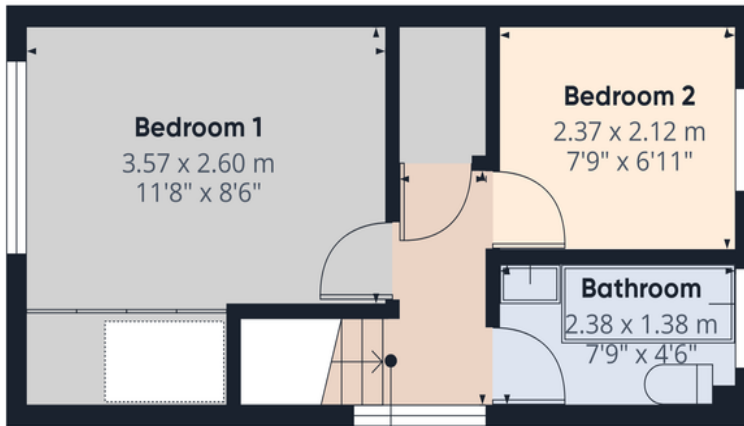


Nearby Priory Church

The digitally calculated floor area is (47m2 or 506ft2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Landing
0.88 x 2.29 m
2'10" x 7'6"

Floor 1

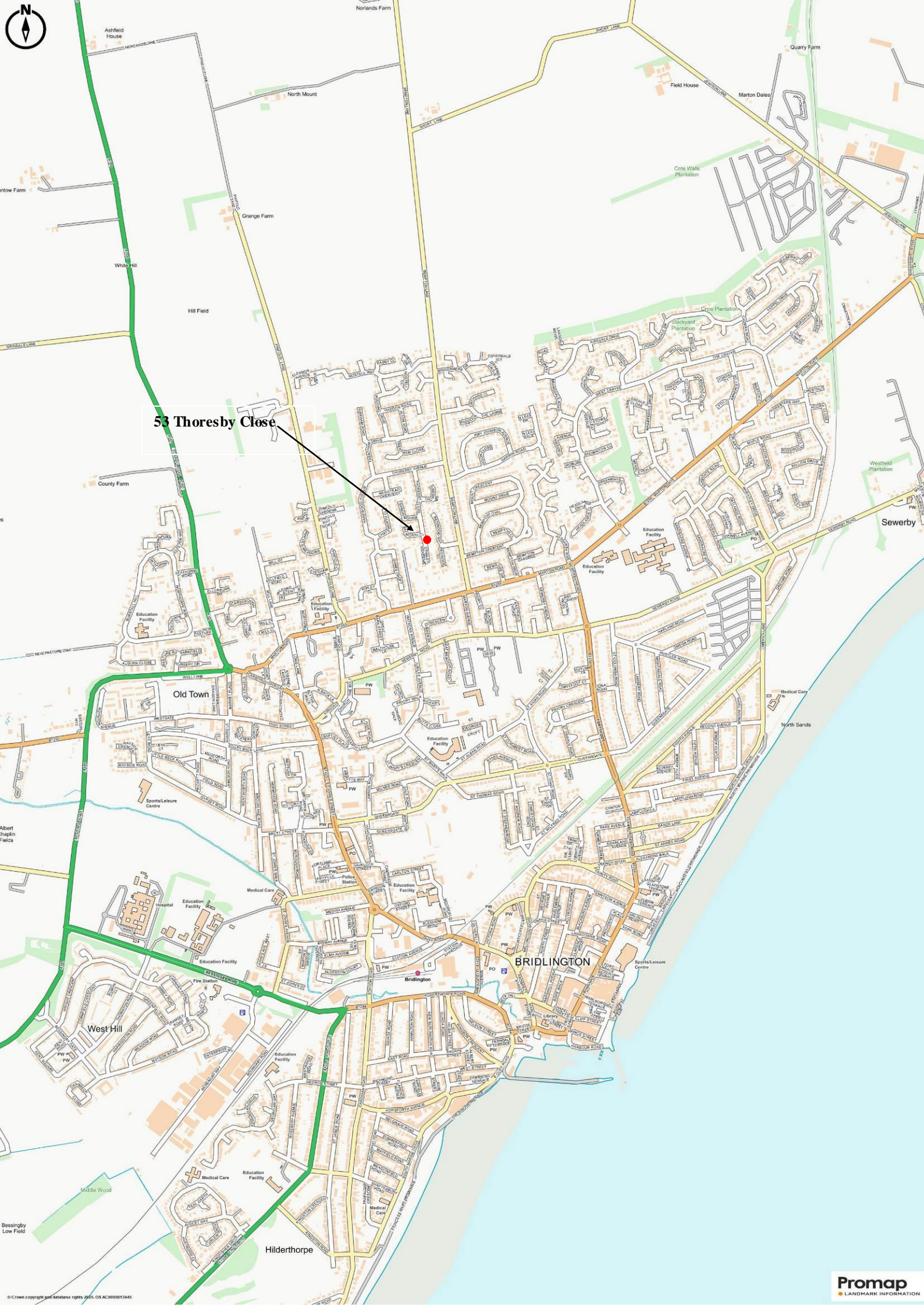


Approximate total area⁽¹⁾
47 m²
506 ft²

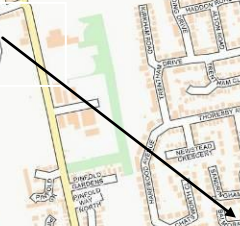
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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