



11 Second Avenue
Bridlington
YO15 2LL

OFFERS OVER

£325,000

6 Bedroom Semi-Detached House



Garden



6



3



3



Garage, Off
Road Parking



Gas Central Heating

11 Second Avenue, Bridlington, YO15 2LL

A spacious, versatile, six-bedroom 1930s semi-detached home, ideally positioned just a stone's throw from the sea. Offering generous accommodation arranged over three floors, the property combines traditional character with the flexibility required for modern family living. The ground floor provides a choice of reception spaces, including a lounge, dining room and breakfast room/sitting room, opening through to a kitchen diner overlooking the pleasant rear garden, together with a useful ground floor WC and integral garage. Four bedrooms, a family bathroom and separate shower room occupy the first floor, with two further bedrooms and an additional shower room to the second floor, some of the upper rooms enjoy partial sea views. Outside, there is off-road parking and a spacious rear garden. Further benefits include solar panels, making this a particularly appealing coastal home with excellent space and versatility.

The Avenues are a highly sought-after residential area of Bridlington, ideally positioned between Flamborough Road and the popular North Beach. The location is particularly well suited to families, with a nursery on Third Avenue and the property falling within the catchment areas for Martongate Primary

School and Headlands Secondary School. The stunning North Side beach and promenade are just a short walk away, providing easy access to the seafront and coastal walks. A range of everyday amenities can also be found nearby along Flamborough Road, including a Tesco Express, bakery, hairdresser, fish and chip shop, fast food outlets and the Seabirds public house.

Bridlington is a popular East Yorkshire coastal town offering an appealing blend of traditional seaside charm, natural beauty and everyday convenience. With its expansive sandy beaches, historic harbour, vibrant promenade and picturesque Old Town, the town offers plenty to explore, while the dramatic coastline of Flamborough Head and Bempton Cliffs is also close by. Whether enjoying a walk along the seafront, exploring the town's independent shops and attractions or simply making the most of its coastal setting, Bridlington provides a relaxed and enjoyable place to live, attracting families, retirees and those looking to enjoy life by the coast.



Entrance Porch



Entrance Hall



Lounge



Dining Room

Accommodation

ENTRANCE PORCH

7' 5" x 5' 7" (2.28m x 1.72m)

The property is entered via a glazed door into a welcoming entrance porch, featuring striking Italian tiled flooring and a part-brick, part-timber construction with wooden-framed windows providing plenty of natural light. Useful storage cupboards offer convenient space for shoes, with a further door leading into the main entrance hall.

ENTRANCE HALL

14' 1" x 4' 10" (4.31m x 1.48m)

The spacious entrance hall provides an inviting introduction to the home, retaining traditional features including a picture rail and complemented by wall lighting. There is a radiator, useful understairs storage with space for coats and shoes, and a staircase rising to the first-floor landing. Doors lead off the hall to all principal ground-floor rooms, creating a practical and well-connected layout.

LOUNGE

16' 9" x 13' 6" (5.12m x 4.12m)

The spacious lounge is a characterful reception room, featuring a large bay window to the front elevation which floods the room with natural light and is complemented by a curved radiator beneath. A central fireplace provides an attractive focal point, with a gas fire set with a marble hearth below. The

room is further enhanced by traditional coving and a central ceiling light fitting.

DINING ROOM

16' 0" x 12' 4" (4.90m x 3.78m)

The formal dining room is a generous and welcoming space, well suited to family meals and entertaining, with ample room for a large dining table. A window to the rear elevation provides natural light, while the room retains plenty of character with attractive panelled walls and a traditional open fireplace creating an appealing focal point. Wall lighting complements the room, together with a central chandelier point.

BREAKFAST ROOM / SITTING ROOM

15' 11" x 8' 10" (4.87m x 2.70m)

Currently utilised as a further sitting area, this versatile breakfast room provides a lovely additional reception space and enjoys a pleasant outlook towards the garden. A curved window to the side elevation allows natural light into the room, while French doors open directly onto the garden. The room features Amtico flooring, which continues seamlessly through into the adjoining dining area, together with a radiator and an open connection through to the kitchen, creating a sociable and versatile space for everyday living.



Breakfast/Sitting Room



Kitchen



Kitchen

KITCHEN

17' 7" x 12' 4" (5.37m x 3.78m)

The kitchen is a bright and sociable space fitted with inset spotlighting, with a good range of wall, base and display units with work surfaces over, complemented by tiled splashbacks and vinyl flooring. Integrated appliances include a Bosch double oven, ceramic hob with fitted extractor, while there is space for a fridge and dishwasher. Two windows to the side elevation provide excellent natural light, with a one-and-a-half bowl sink and drainer positioned beneath.

A useful overhang to the work surface creates an informal breakfast bar, providing seating for two and making an ideal spot for a morning coffee. The kitchen extends into a dedicated dining area within the rear bay window, offering ample space for a family dining table and enjoying pleasant views across the rear garden. The overall layout creates a particularly sociable space, ideal for both everyday family life and entertaining.

A door from the kitchen leads into the integral garage that is currently utilised as storage and utility space.

WC

4' 5" x 2' 7" (1.35m x 0.81m)

The convenient ground floor cloakroom offers wooden flooring, partially tiled walls, a WC, wash hand basin and an extractor fan.



Kitchen

FIRST FLOOR HALF LANDING

6' 2" x 3' 1" (1.89m x 0.94m)

The staircase rises to the first-floor half landing, providing access to two of the bedrooms, with a further set of steps leading to the main landing and additional accommodation beyond.

FIRST FLOOR FULL LANDING

18' 3" x 2' 11" (5.58m x 0.89m)

The main first-floor landing provides access to the remaining accommodation, with doors leading to all rooms on this level. Two Velux windows flood the landing with natural light, while a further staircase rises to the second-floor landing and additional bedrooms.

BEDROOM 1

14' 3" x 11' 7" (4.36m x 3.54m)

The master bedroom is a generously proportioned and inviting room, featuring a large bay window to the front elevation which provides plenty of natural light. Fitted wardrobes offer useful storage, while a radiator, dedicated over-bed lighting and a further ceiling light fitting complete the room.

BEDROOM 2

16' 0" x 12' 4" (4.89m x 3.78m)

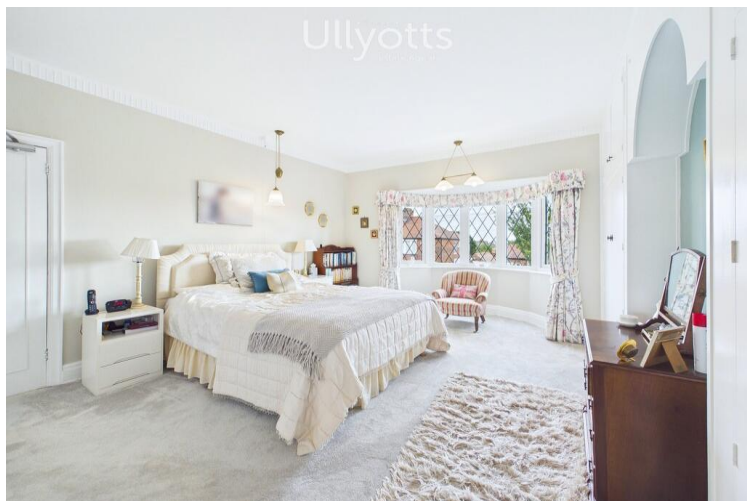
Bedroom Two is another well-proportioned room, positioned to the rear of the property and enjoying pleasant views



WC



Landing



Bedroom 1

through the attractive bow window. The room benefits from a fitted wardrobe providing useful storage, together with a radiator and two light fittings.

BEDROOM 3

17' 0" x 9' 10" (5.19m x 3.00m)

Accessed from the half landing, Bedroom Three is a versatile space currently utilised as a comfortable sitting and reading room. A rear-facing bay window provides an attractive outlook and is complemented by a curved radiator within the bay, while wood-effect vinyl flooring adds a practical finish. Two sun tubes bring additional natural light into the room, with a fitted wardrobe providing useful storage and inset spotlighting completing the space.

BEDROOM 4

12' 6" x 10' 0" (3.82m x 3.06m)

Also accessed from the half landing, Bedroom Four is a well-proportioned room featuring attractive panelled walls and a window to the front elevation, providing plenty of natural light. The room benefits from fitted wardrobes, together with a radiator and ceiling light fitting.

BATHROOM

10' 0" x 5' 8" (3.06m x 1.75m)

The immaculate family bathroom is stylishly appointed with a modern white suite, incorporating a vanity unit housing the wash hand basin and WC, complemented by a wall-mounted



Bedroom 2

mirror above. A panelled bath provides a relaxing focal point, with a heated towel ladder adding further comfort. The room is finished with attractive tiled-effect vinyl flooring and benefits from a bow window, allowing plenty of natural light to fill the space.

FIRST FLOOR SHOWER ROOM

5' 10" x 2' 11" (1.78m x 0.90m)

Originally designed as a separate WC, this room has been thoughtfully adapted to create a useful additional shower room. The space features a modern shower enclosure with shower, heated towel ladder and extractor fan, together with attractive tiled-effect vinyl flooring. This provides a particularly practical facility for a large family home, complementing the main family bathroom.

SECOND FLOOR LANDING

5' 8" x 3' 1" (1.74m x 0.95m)

The second floor landing provides access to two further bedrooms and the shower room.

BEDROOM 5

14' 4" x 12' 9" (4.38m x 3.91m)

Currently arranged as a home office, the fifth bedroom is a spacious dormer bedroom offering fitted desks and shelving, together with a window to the rear elevation, radiator and door leading through to a walk in wardrobe.



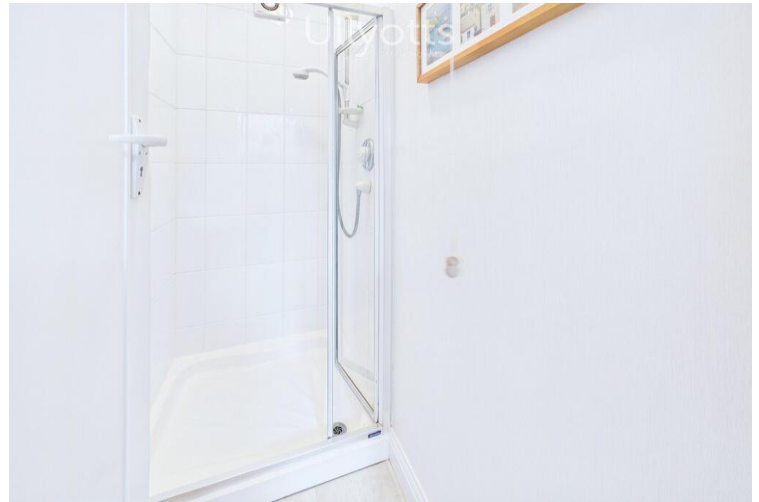
Bedroom 3



Bedroom 4



Bathroom



First Floor Shower Room

WALK IN WARDROBE

11' 1" x 4' 9" (3.38m x 1.45m)

The walk-in wardrobe provides a useful storage space with clothes hanging rails and fitted shelving.

BEDROOM 6

15' 8" x 9' 11" (4.80m x 3.04m)

The sixth bedroom, the final dormer room, is a spacious and versatile room benefiting from windows to both the front and rear elevations, with partial sea views. A balustrade with steps leads down into the bedroom, which also features two light fittings and a radiator.

SECOND FLOOR SHOWER ROOM

9' 1" x 4' 5" (2.79m x 1.36m)

The second-floor shower room offers a window to the rear, partially tiled walls and a tiled-effect laminate floor. The suite comprises a corner shower enclosure with electric shower, corner wash hand basin and low-level WC, together with a heated towel ladder.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE & PARKING

16' 4" x 10' 3" (4.99m x 3.13m)

The garage benefits from double timber doors, with power and lighting connected. Fitted base units and a sink provide useful storage, with space and plumbing for a washing machine and tumble dryer, creating an ideal utility and storage area. The wall-mounted gas central heating boiler is also housed within the garage. A side door provides access to the side of the property and benefits from a dog flap. To the front of the garage, there is a private off-road parking area.

OUTSIDE

The property is set back from the road behind a well-maintained front garden, featuring a shaped lawn bordered by established flower and shrub beds, with mature planting adding colour and interest. An open drive leads to the main entrance, whilst also providing ample off-road parking.

A gated access to the side of the property provides a useful route through to the rear garden.

The rear garden is a generous and established outdoor space, predominantly laid to a well-maintained lawn and enclosed by mature hedging, trees and planted borders, providing a good degree of privacy. A paved patio area extends from the property, creating an excellent space for outdoor seating and dining, with further paved seating areas to the side. A pleasant and private setting for relaxing and entertaining.

The garden also benefits from a useful timber garden store and an additional storage shed.



Bedroom 5



Bedroom 6



Second Floor Shower Room



Rear Elevation



Garden

SOLAR PANELS

The property benefits from a solar PV system comprising 11 solar panels, designed to generate electricity for use within the home and help reduce reliance on mains electricity. The system is further complemented by two battery storage units, each approximately 5kWh, allowing surplus electricity generated during the day to be stored for later use.

Depending on the terms of the existing installation and registration, the owners may also benefit from payments for electricity generated and/or exported to the grid under the applicable government-supported scheme

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 - D

ENERGY PERFORMANCE CERTIFICATE - RATED D

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 197 sq m (2,121 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

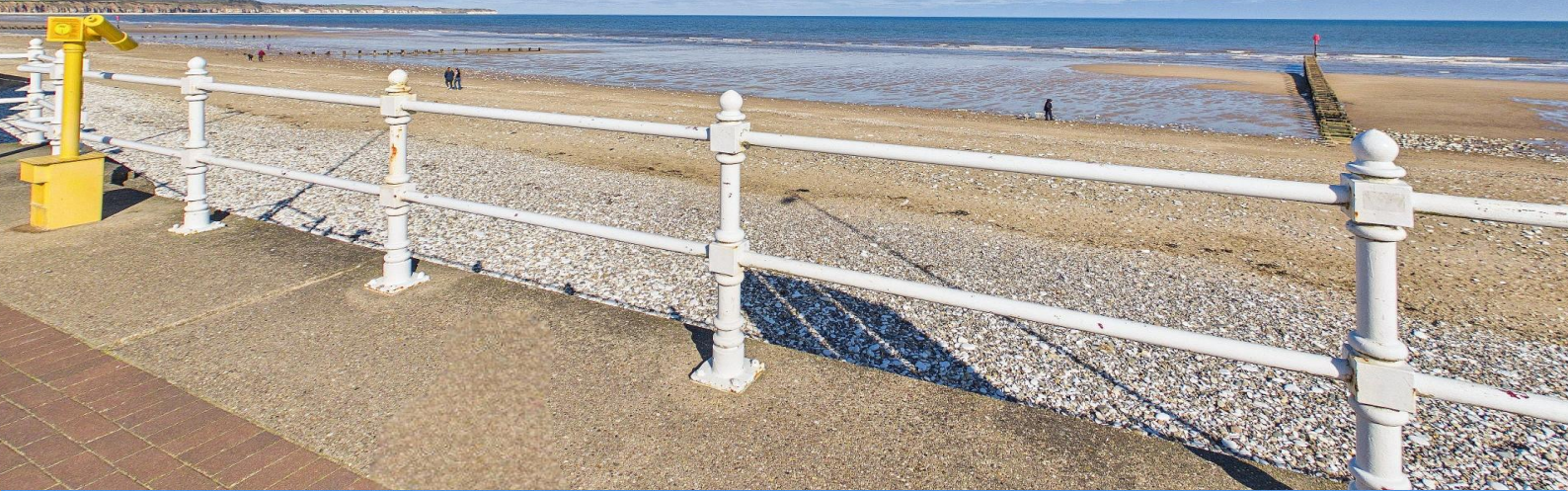


Floor 2





11 Second Avenue



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