



3 Shire Cottage, Londesborough
Mews

Bridlington

YO15 3DY

OFFERS OVER

£135,000

3 Bedroom Mid Terraced House

• Est. 1891 •
Ulllyotts
Estate Agents

01262 401401



Lounge/Dining Area/Kitchen



3



1



1



On Road
Parking



Gas Central Heating

3 Shire Cottage, Londesbrough Mews Bridlington, YO15 3DY

Beautifully presented and just moments from the beach, this charming mid-terrace mews cottage has been thoughtfully renovated to a high standard throughout, creating a stylish home that is ready to move straight into. The spacious open-plan living area seamlessly incorporates a modern fitted kitchen and dining space, complemented by a useful utility room and downstairs WC. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a low-maintenance front garden, providing an attractive outdoor space to sit and relax. Ideally suited as a permanent residence, holiday home or investment property, early viewing is highly recommended.

Londesborough Mews is situated just off Thorpe Street which is a well-situated residential street in the heart of Bridlington, offering convenient access to the town centre and a short walk to the Southside seafront. The area is known for its traditional terraced properties, creating a charming and established community feel.

Residents benefit from excellent local amenities, including shops, cafes, schools, and transport links, all within easy reach.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional British seaside charm. The town offers a mix of attractions, including the bustling promenade, independent shops, ice-cream parlours and fresh seafood from local fishing boats. Bridlington's also benefits from an old town that features quaint streets with Georgian architecture, while nearby attractions like Sewerby Hall and Flamborough Head provide scenic coastal walks and wildlife spotting. With its friendly atmosphere and a blend of history and seaside fun, Bridlington is a popular destination for residents of all ages.

The row of properties is only accessible on foot from Thorpe Street via gated access to Londesborough Mews.



Entrance Hall



Lounge Area



Dining Area



Kitchen/Dining Area

Accommodation

ENTRANCE HALL

4' 10" x 3' 1" (1.49m x 0.96m)

The property is entered via a glazed composite entrance door opening into a welcoming hall, featuring a radiator, space for coat hanging and attractive scratch-resistant wood-effect laminate flooring, which continues throughout the ground floor. A staircase rises to the first floor, while a door leads through to the impressive open-plan lounge, dining and kitchen area.

OPEN PLAN LOUNGE DINING KITCHEN

20' 4" x 16' 3" (6.20m x 4.96m)

The impressive open-plan lounge, dining and kitchen is a bright and sociable space, perfectly suited to modern living and entertaining. Finished with inset spotlighting and a radiator, the room has a stylish and contemporary feel throughout.

The lounge area enjoys two windows to the front elevation, allowing plenty of natural light and features an attractive fireplace with space for an electric fire, creating a welcoming focal point. This space flows seamlessly into the kitchen.

The contemporary kitchen is fitted with a range of wall, base, drawer and display shelving units with complementary worktops and matching upstands. Integrated appliances include an electric oven, gas hob with extractor hood over and a fridge, while there is additional space for a freestanding fridge freezer. The kitchen opens through to the dining area, creating a wonderful open-plan layout.

The dining area comfortably accommodates a good-sized dining table, making it ideal for family meals or entertaining guests. A useful understairs storage cupboard provides additional storage along with space and plumbing for a washing machine, while a door leads through to the separate utility area.

UTILITY AREA

4' 10" x 4' 6" (1.49m x 1.38m)

The practical utility area provides additional space for appliances, with room for both a tumble dryer and a freezer. A door leads through to the conveniently located downstairs WC, making this a useful extension of the main living accommodation.



Kitchen



Utility



Landing



Bedroom 1

WC

3' 10" x 2' 11" (1.18m x 0.90m)

Fitted with a WC and a corner wash hand basin with a tiled splashback and fitted mirrors, providing a practical and convenient cloakroom.

FIRST FLOOR LANDING

6' 11" x 3' 10" (2.12m x 1.18m)

The first-floor landing provides access to all three bedrooms and the shower room.

BEDROOM 1

13' 2" x 9' 1" (4.03m x 2.78m)

The master bedroom is a bright and spacious double room, featuring a window to the front elevation, inset spotlighting and a radiator, creating a comfortable and inviting space.

BEDROOM 2

12' 2" x 7' 2" (3.71m x 2.19m)

The second bedroom is a well-proportioned room, benefiting from a Velux window that fills the space with natural light, together with inset spotlighting, creating a bright and contemporary feel.

BEDROOM 3

10' 0" x 8' 2" (3.07m x 2.50m)

The third bedroom benefits from a window to the front elevation and a radiator. A loft hatch with a pull-down ladder provides access to the fully boarded loft space, which offers useful additional storage and houses the gas central heating boiler.

SHOWER ROOM

10' 11" x 4' 7" (3.35m x 1.41m)

The modern shower room has been recently fitted to a high standard and features a stylish vanity wash hand basin, WC and a walk-in shower with glazed screen and thermostatic shower. Finished with partially panelled wet walls and wood-effect vinyl click flooring, the room is completed with a heated towel ladder and extractor fan.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom 2



Bedroom 3



Shower Room



Garden

OUTSIDE

The fenced front garden is designed for ease of maintenance, featuring gated access and a paved pathway to the front entrance along with a gravelled area with raised brick planters. A paved patio seating area, providing the perfect spot for a bistro table and outdoor relaxation, while there is also space for a garden shed offering useful storage.

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 - 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 Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 71 sq m (764 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area^m

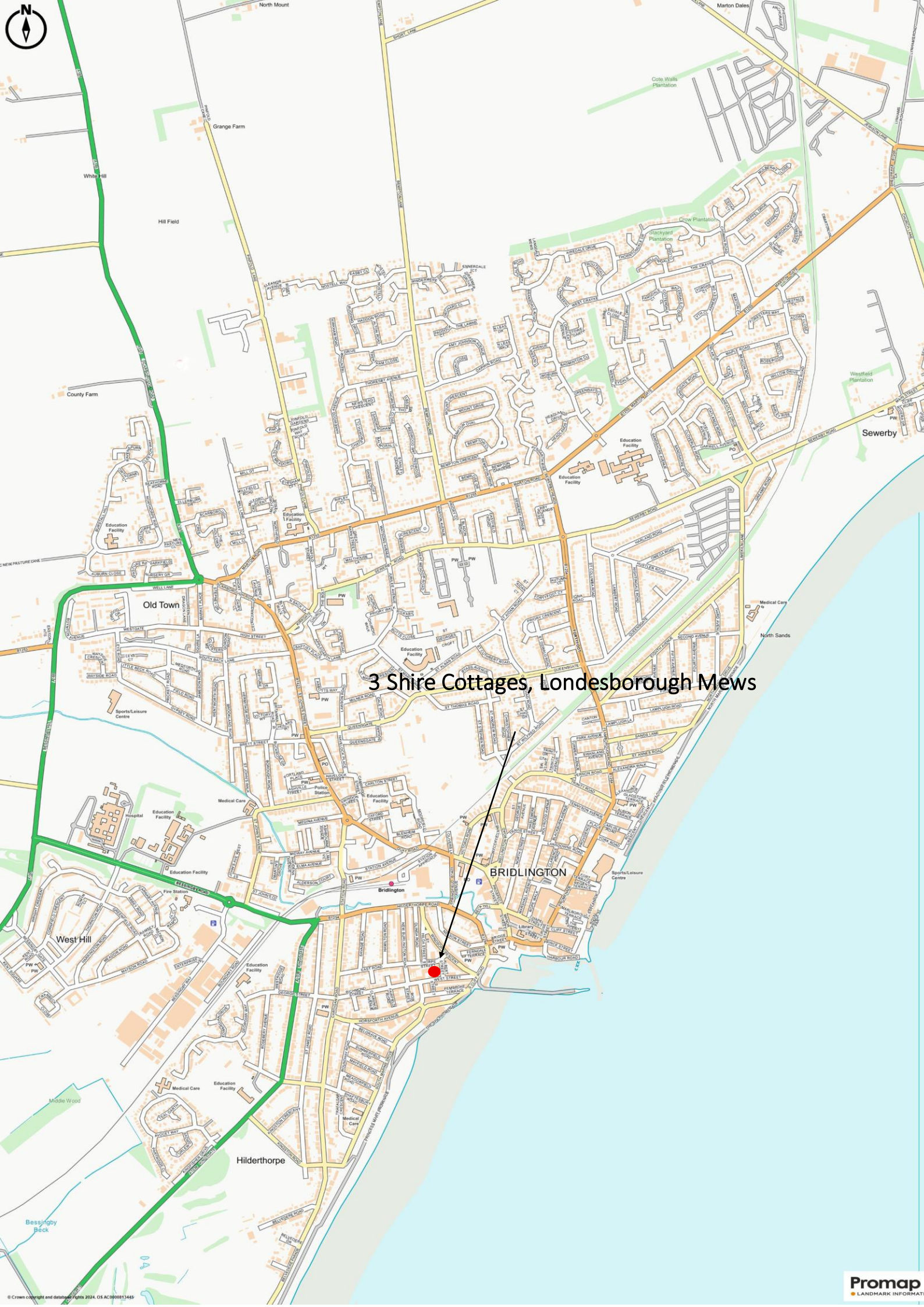
69.2 m²
746 ft²

(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





3 Shire Cottages, Londesborough Mews

BRIDLINGTON

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