



14 Alton Road
Bridlington
YO16 6EX

ASKING PRICE OF

£215,000

3 Bedroom Semi-Detached House



Kitchen/Dining Area



3



1



1



Off Road
Parking



Gas Central Heating

14 Alton Road, Bridlington, YO16 6EX

A beautifully presented three-bedroom semi-detached house offering well balanced accommodation, attractive outdoor space and ample off-street parking. The ground floor centres around a welcoming lounge with a multi-fuel burner, complemented by an open-plan kitchen and dining area creating a sociable space for everyday living and entertaining. A useful utility area and downstairs WC add further practicality. To the first floor are three bedrooms together with a family bathroom. Outside, the property enjoys pleasant gardens and generous parking, making this an appealing home that combines comfort and practicality.

Situated on the sought-after north side of Bridlington, the property is ideally placed for access to a wide range of everyday amenities, excellent transport links and well-regarded schools. Local schooling includes Burlington and Martongate Primary Schools for children aged 3–11, together with Headlands School for ages 11–18. The nearby parade of shops on Marton Road provides a

useful range of facilities including a convenience store, fish and chip shop, pharmacy and hairdresser, whilst a further convenience store and play park can be found close by on Trentham Drive. A regular bus service further enhances the convenience of the location.

Bridlington itself is a popular East Yorkshire coastal town, offering an appealing blend of traditional seaside charm and modern amenities. Famous for its expansive sandy beaches, historic harbour and thriving fishing industry, the town is particularly renowned for its locally caught lobster. The promenade, seafront attractions, cafés, restaurants and traditional amusements provide plenty to enjoy, whilst the surrounding area offers a wealth of historic and scenic attractions including Bridlington Priory, Sewerby Hall and Gardens and the dramatic coastline of Flamborough Head. With its combination of coastal scenery, leisure facilities, local amenities and excellent access to the surrounding countryside, Bridlington remains a highly desirable place to live.



Entrance Hall



Lounge



Kitchen/Dining Area



Dining Area

Accommodation

ENTRANCE HALL

7' 3" x 2' 11" (2.23m x 0.89m)

The property is entered via a glazed uPVC door opening into a welcoming entrance hall, featuring attractive marble-effect tiled flooring which continues through into the open-plan kitchen and dining area. The hall provides access to the stairs leading to the first-floor landing, with a radiator and doors leading to both the lounge and kitchen/dining area.

LOUNGE

14' 6" x 14' 1" (4.42m x 4.30m)

The lounge provides a cosy and inviting reception space, featuring a window to the front elevation, vertical radiator and useful fitted storage. Feature wall panelling and wall lighting add a stylish touch, whilst the tiled chimney breast creates an attractive focal point, housing a multi-fuel burner set upon a tiled hearth.

KITCHEN / DINING AREA

20' 3" x 14' 3" (6.18m x 4.35m)

The heart of the home is undoubtedly the impressive open-plan kitchen and dining area, creating a sociable

and versatile space for both everyday family life and entertaining. The kitchen is fitted with a central island incorporating a casual breakfast bar, together with a cut-out space for a range-style oven with extractor fan over, space for a wine fridge and useful basket storage. A comprehensive range of wall, base and drawer units is complemented by work surfaces, tiled splashbacks and a sink with drainer and mixer tap over with space offered for a fridge freezer and a dishwasher. Further features include an understairs storage cupboard, inset spotlighting and a window to the side elevation.

Open to the kitchen, the dining area provides ample space for a formal dining table and features a radiator and attractive panel-effect wallpaper. A glazed sky lantern allows natural light to flood the space, whilst French doors provide a pleasant outlook and direct access to the rear garden. A sliding door leads through to the useful utility area and downstairs WC.

UTILITY

4' 11" x 3' 10" (1.52m x 1.17m)

The useful utility area provides valuable additional



Kitchen Area



Utility



Bedroom 1



Bedroom 2

practicality, with dedicated space and housing for a washing machine and tumble dryer, conveniently stacked to maximise the available space. A storage cupboard provides a discreet home for cleaning supplies and household essentials, whilst inset spotlighting and attractive panel-effect wallpaper add a stylish finish. A door leads through to the downstairs WC.

WC

3' 9" x 3' 3" (1.15m x 1.00m)

The downstairs WC is finished with part wet-wall panelling and features a modern vanity wash hand basin and WC. Inset spotlighting provides a bright finish, whilst a side window allows for plenty of natural light and ventilation.

FIRST FLOOR LANDING

11' 3" x 3' 4" (3.44m x 1.04m)

The first-floor landing provides access to all three bedrooms and the family bathroom, together with a loft hatch with pull-down ladder giving access to a useful fully boarded loft space. A further storage cupboard with fitted shelving provides excellent additional storage, ideal for keeping linen, towels and household essentials neatly organised.

BEDROOM 1

12' 4" x 9' 3" (3.76m x 2.84m)

The master bedroom is a bright and comfortable room with a window overlooking the front elevation, complemented by a radiator and a range of hand-crafted fitted wardrobes, providing excellent storage while adding a touch of quality to the room.

BEDROOM 2

10' 10" x 5' 11" (3.31m x 1.82m)

Bedroom two is a well-proportioned room enjoying windows to both the side and rear elevations, allowing plenty of natural light to fill the space. A radiator provides warmth, whilst an opening leads into a useful wardrobe area, offering excellent additional storage.

BEDROOM 3

8' 3" x 7' 10" (2.52m x 2.39m)

Bedroom three is currently utilised as a playroom, offering a versatile space that could equally serve as a comfortable bedroom, home office or hobby room. A window to the rear elevation provides natural light, with a radiator completing the room.



Bedroom 3



Bathroom



Garden

BATHROOM

10' 9" x 5' 3" (3.29m x 1.61m)

The family bathroom is stylishly appointed with wood-effect laminate flooring and tiled walls, complemented by a panelled bath with glazed shower screen and a contemporary double-head thermostatic shower. A vanity wash hand basin, WC and wall-mounted mirrored storage provide both practicality and useful storage, whilst a heated towel ladder adds a touch of comfort. A window to the side elevation provides natural light and ventilation.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

To the front, the property is set back from the road behind an attractive open lawned garden, featuring a central tree and a paved area providing space for potted plants and additional outdoor display. To the side, a generous driveway offers ample off-street parking,



Garden

together with convenient side access to the property and gated access through to the rear garden.

To the rear, the property enjoys a pleasant and thoughtfully arranged garden, enclosed by a secure boundary of fencing and established conifer hedging. Raised planters border the garden, adding greenery and definition, whilst an area of artificial lawn provides a low-maintenance outdoor space. A timber-framed area offers the perfect setting for hanging egg chairs, creating a relaxing spot to enjoy the garden, whilst a paved seating area provides ample space for garden furniture. A further concrete slabbed area is currently awaiting the addition of artificial lawn, offering the opportunity to further enhance the garden.

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 - B

ENERGY PERFORMANCE CERTIFICATE - RATED D

The digitally calculated floor area is 79 sq m (850 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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



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