



53 Hermitage Road
Bridlington
YO16 4HF

ASKING PRICE OF

£147,000

2 Bedroom Semi-Detached House



Garden



2



1



1



Off Road
Parking



Gas Central Heating

53 Hermitage Road, Bridlington, YO16 4HF

Situated on Hermitage Road in Bridlington, this traditional semi-detached house offers two generous double bedrooms and an attractive investment opportunity, with a tenant in situ currently paying £540 per calendar month. The property benefits from gas central heating, uPVC double glazing, well-maintained gardens and ample private off-road parking. An appealing addition to any rental portfolio, offering an established rental income from day one.

The Hermitage Road area is close to the town centre being a vibrant and convenient location. The area is served by Quay Academy (ages 3-11) and Bridlington School (ages 11-18). Nearby are convenience stores and supermarkets including Co-op, Aldi, Spar, and One Stop. Dining options feature a range of restaurants, including Chinese and Indian cuisine, as

well as popular fish and chips and pizza breakaways. A nearby parade of shops on Quay Road offers a fruit and veg shop, butcher and hairdresser, ensuring all essentials are within easy reach.

Bridlington offers the charm of a classic Yorkshire seaside town with the convenience of modern living. Its award-winning sandy beaches, bustling harbour, and picturesque Old Town create a welcoming atmosphere for residents of all ages. The town provides excellent local amenities, well-regarded schools, and easy transport links, making it an appealing choice for families, retirees, and holiday-home buyers alike. With a friendly community and a relaxed coastal lifestyle, Bridlington is a place where every day feels a little brighter.



Entrance Hall



Lounge



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

3' 2" x 3' 1" (0.97m x 0.94m)

Entrance via a uPVC glazed door opening into the entrance hall with wood effect laminate flooring, space for coat hanging, stairs to the first floor landing and a door to the lounge.

LOUNGE

13' 0" x 12' 6" (3.96m x 3.81m)

The lounge offers a half bay window to the front elevation, a radiator, feature wallpaper and a central focal point is a brick effect fireplace.

KITCHEN/DINING AREA

14' 9" x 10' 9" (4.5m x 3.28m)

The dining kitchen is a good space with a range of wall base and drawer units with a work top over, tiled splashback and tiled flooring. A 1 1/2 bowl sink and drainer with a mixer tap over is positioned beneath a window to the side elevation along with a window and a door to the utility room. Space for

appliances such as an oven and fridge freezer and a family dining table and finished with a radiator.

UTILITY ROOM

7' 5" x 4' 1" (2.27m x 1.26m)

The utility space offers under counter space and plumbing for a washing machine, a window to the rear elevation and a glazed door to the garden.

LANDING

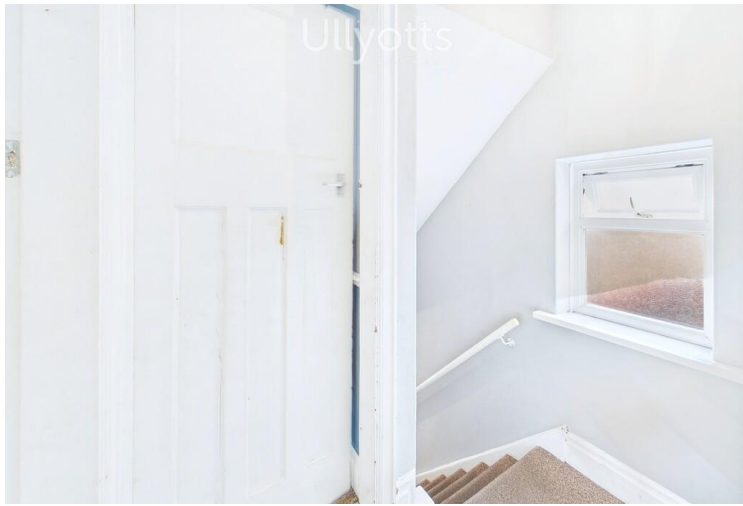
3' 1" x 2' 9" (0.94m x 0.84m)

With a window to the side, a loft hatch and doors to both bedrooms and the family bathroom.

BEDROOM 1

13' 3" x 11' 3" (4.04m x 3.43m)

With a half box bay and a further window to the front elevation, coving and a radiator.



Landing



Bedroom 1



Bedroom 2

BEDROOM 2

10' 9" x 8' 3" (3.28m x 2.51m)

The second bedroom has a window to the rear elevation, a fitted wardrobe and a cupboard housing the gas central heating boiler, finished with a radiator.

BATHROOM

7' 6" x 6' 0" (2.29m x 1.83m)

A white suite comprising 'P' shaped panel bath with screen and over bath hand shower, low flush close coupled WC, pedestal wash basin, ceramic tile flooring, half tiled surrounds and shaver socket.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Bathroom

OUTSIDE

To the front of the property is a low boundary wall with a forecourt gravel bed area, side gate access and ample space to park two cars. Fenced area beyond with gate access to enclosed gravelled and laid patio and decked gardens, timber lap and walled surrounds. West facing aspect.

TENURE

We understand that the property is freehold but is being sold with a tenant in situ.

SERVICES

All mains services connected or available.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED D



Decking Area



Bridlington North Beach



Bridlington Promenade



Bridlington Priory

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.

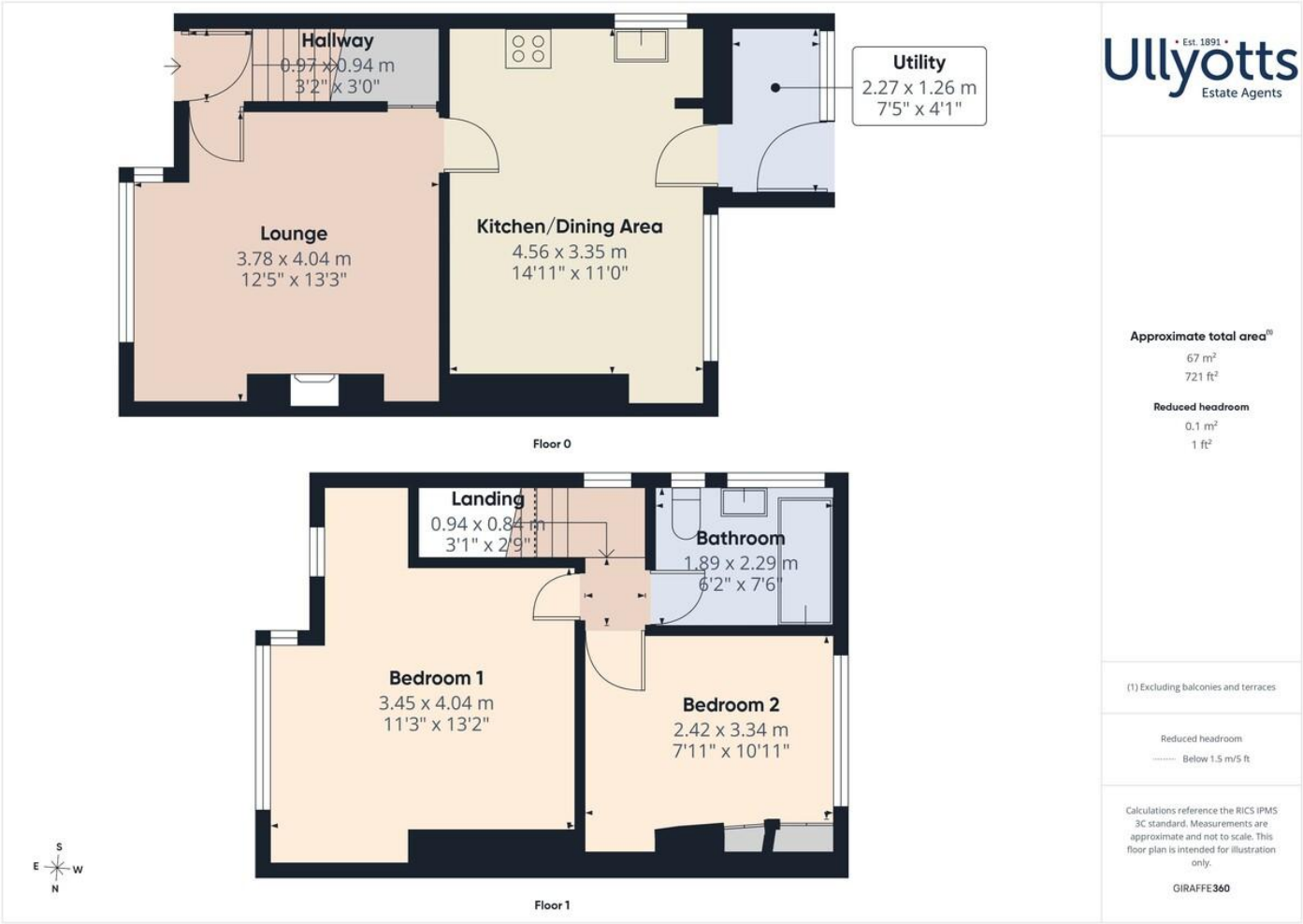
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
- Option 1.

Regulated by RICS

The digitally calculated floor area is 67 sq m (721 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





53 Hermitage Road

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