



April Cottage, Hilderthorpe Road  
Bridlington

YO15 3AY

ASKING PRICE OF

**£169,950**

**3 Bedroom Semi-Detached House**



Garden



3



2



1



On Road  
Parking



Gas Central Heating

## April Cottage, Hilderthorpe Road, Bridlington, YO15 3AY

Tucked away in a peaceful position within the heart of the town centre, this attractive double-fronted cottage perfectly combines charm and convenience, offering a quiet retreat away from the hustle and bustle. The property features a cosy lounge, a spacious open-plan dining kitchen ideal for modern living, a rear lobby complete with a charming multi-fuel burner, and a bright conservatory overlooking the garden. To the first floor are three well-proportioned bedrooms and a stylish family bathroom. Outside, the property enjoys delightful front and rear gardens, creating the perfect space for relaxing and entertaining.

Hilderthorpe Road, very close to the Harbour and Town Centre area is a bustling hub offering convenience of town centre amenities and a vibrant coastal lifestyle. With access to all local schools, the area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including

The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.

Bridlington is a charming seaside town on the East Yorkshire coast, offering an ideal setting for those looking to retire to the coast. With its beautiful sandy beaches, flat promenades, and scenic coastal views, it's perfect for leisurely walks and relaxed days by the sea. The town has a welcoming community and provides a great range of local amenities, including shops, cafés, restaurants and good public transport links. Bridlington also boasts lovely parks and gardens, a historic harbour, and access to the stunning Flamborough Head coastline, making it a peaceful yet vibrant place to enjoy.



Lounge



Kitchen/Dining Area



Kitchen



Kitchen/Dining Area

## Accommodation

### ENTRANCE

Entrance to the property is via a glazed uPVC door leading into a welcoming entrance area, with a door to the lounge situated to the right. The space offers practical room for shoe storage and features an attractive fireplace with an exposed brick surround, creating a charming focal point, along with a radiator. The area is open to the spacious open-plan dining kitchen.

### LOUNGE

15' 5" x 10' 6" (4.72m x 3.22m)

The cosy lounge benefits from a window to the front elevation, allowing plenty of natural light to fill the room, and is complemented by attractive wall lighting and a radiator, creating a warm and inviting atmosphere.

### KITCHEN/DINING AREA

17' 2" x 13' 1" (5.25m x 3.99m)

The kitchen is fitted with a range of wall, base and drawer units complemented by wood-effect work surfaces, red brick-effect tiled splashbacks and tile-effect vinyl flooring. A 1½ bowl stainless steel sink and drainer

with mixer tap sits beneath a window to the rear elevation, allowing plenty of natural light, while there is also space and plumbing for a washing machine, an area for coat hanging and a uPVC door leading to the rear lobby. Open through to the dining area, the space offers a window to the front elevation, a radiator and a useful storage cupboard currently housing a fridge freezer, along with ample room for a dining table, creating a wonderfully sociable and versatile area ideal for both everyday living and entertaining.

### REAR LOBBY

17' 8" x 5' 10" (5.39m x 1.80m)

The rear lobby features an attractive multi-fuel burner set against a tiled feature backdrop with a slate hearth. The room also benefits from a radiator and a wall-mounted gas central heating boiler, while French doors lead to the staircase and two further sets of French doors provide access through to the conservatory.

### CONSERVATORY

16' 7" x 9' 0" (5.06m x 2.76m)

The conservatory is a light and airy additional living space



Rear Lobby



Conservatory



Landing



Bedroom 1

of uPVC and brick construction, enjoying south-east facing windows overlooking the rear garden and flooding the room with natural light. Finished with grey wood-effect laminate flooring, the space also benefits from French doors opening directly onto the garden, making it an ideal area for relaxing or entertaining.

### LANDING

10' 0" x 6' 5" (3.06m x 1.96m)

The landing benefits from a window to the rear elevation along with a radiator and loft hatch providing access to a partially boarded loft space. Doors lead off to all first-floor rooms.

### BEDROOM 1

14' 6" x 8' 7" (4.42m x 2.63m)

The first bedroom is a bright and spacious room benefiting from windows to both the front and rear elevations along with a radiator.

### BEDROOM 2

10' 10" x 9' 11" (3.31m x 3.04m)

The second bedroom benefits from a window to the front elevation and a radiator.

### BEDROOM 3

10' 0" x 7' 10" (3.05m x 2.41m)

The third bedroom, currently utilised for storage, benefits from a window to the front elevation and a radiator, offering potential for a variety of uses including a bedroom, nursery or home office.

### BATHROOM

10' 4" x 5' 10" (3.17m x 1.79m)

The bathroom is well equipped with a panelled bath, low-level WC, wash hand basin and a shower enclosure fitted with a thermostatic shower. Complemented by black wood-effect vinyl flooring and partially tiled walls, the room also benefits from a window to the rear elevation and an extractor fan.

### CENTRAL HEATING

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

### DOUBLE GLAZING

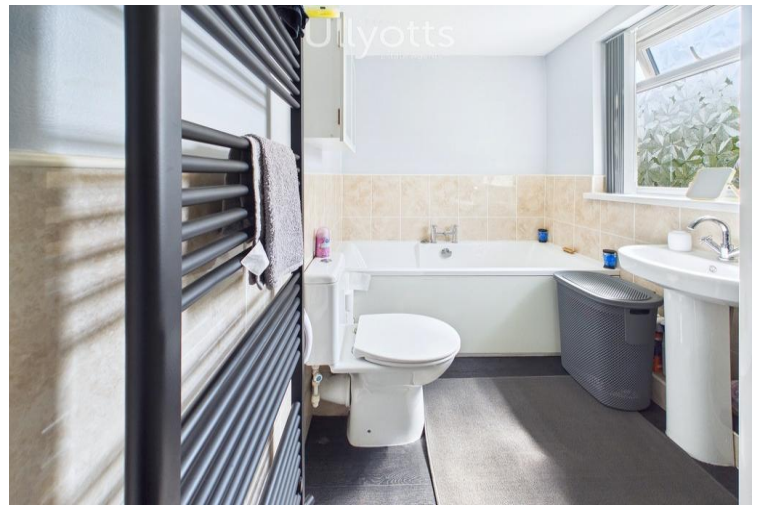
UPVC double glazing throughout.

### PARKING

Parking for this property is on street.



Bedroom 2



Bathroom



Garden



Front Elevation

## GARDEN

To the front, the property enjoys an attractive approach with a paved pathway leading to the entrance door, flanked by neatly manicured lawned areas, colourful flower beds and gravelled sections, creating a charming and welcoming first impression.

To the rear is a delightful southerly-facing garden featuring a pleasant patio area providing ample space for seating and outdoor dining, alongside a lawned garden enclosed by fenced boundaries. The garden also benefits from a useful bin store and garden shed, creating an ideal space for both relaxing and practical outdoor living.

## OUTSIDE

Access to the property is via an archway on Hilderthorpe Road, with the cottage positioned to the rear of No. 17 Hilderthorpe Road. A gate provides access to both cottages, creating a tucked-away and private setting. To the rear, an additional gate offers convenient bin access across the rear of the neighbouring property.

## 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 - AWAITED

## 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.

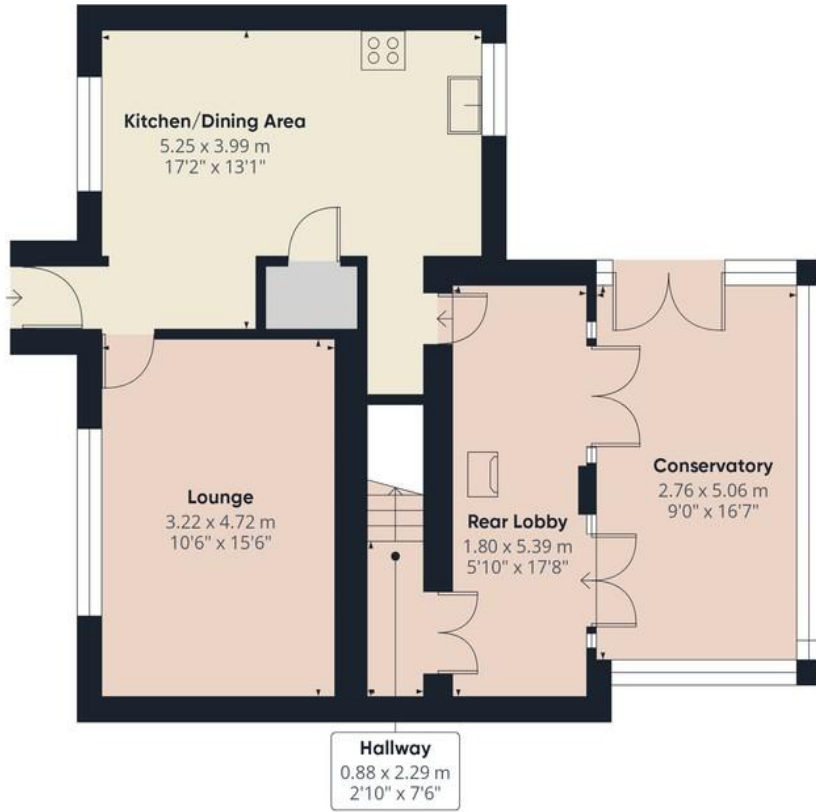
Floor plans are for illustrative purposes only.

## VIEWING

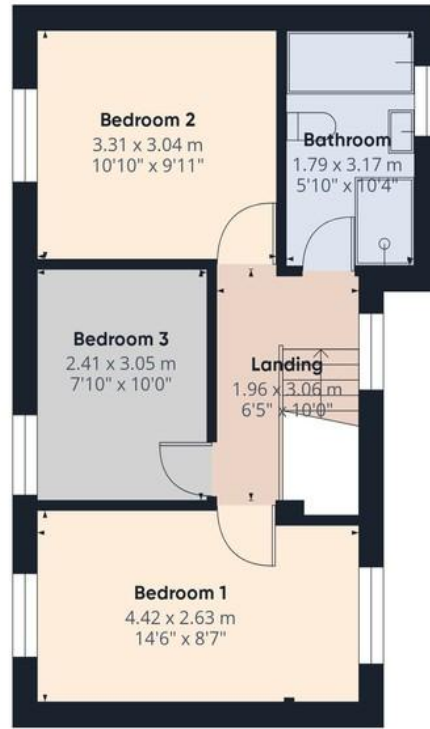
Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 105 sq m (1,126 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
104.6 m<sup>2</sup>  
1127 ft<sup>2</sup>

(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





April Cottage, Hilderthorpe Road

BRIDLINGTON

Hilderthorpe

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