5 Clarence Avenue
Bridlington
YO15 3DW

ASKING PRICE OF

£165,000

4 Bedroom End Terraced House

Ullyotts Est. 1891 Estate Agents

01262 401401

Dining Room

4 | 2 | 1 | On Road Parking | Gas Central Heating

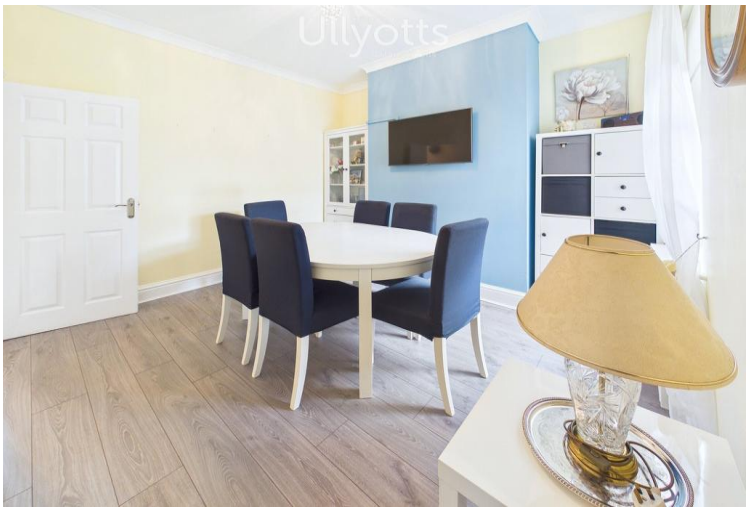
5 Clarence Avenue, Bridlington, YO15 3DW

Beautifully presented throughout, this spacious end-terrace home offers versatile accommodation arranged over three floors. The property features a welcoming lounge, separate dining room, modern kitchen, two bedrooms and a spacious bathroom, with a separate WC on the first floor and two further bedrooms on the second floor. Externally, there is a private rear yard, while the property enjoys an enviable location within easy walking distance of the harbour, town centre and South Side seafront. An ideal home combining generous living space, modern presentation and a fantastic coastal location.

Situated just off Richmond Street, this home enjoys an enviable position close to both the harbour and town centre. The location offers excellent convenience for local amenities and embraces a vibrant coastal lifestyle. A wide range of nearby restaurants, including Salt on the Harbour, along with cafés and traditional public houses, are all within easy reach. Residents can also take advantage of nearby attractions such as the harbour, The Spa, cinema, bowling alley, and a selection of leisure facilities. With excellent transport connections via both the railway and bus stations, this highly desirable setting places you right in the heart of Bridlington's bustling coastal community.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.

Lounge



Dining Room

Kitchen

Landing

Accommodation

ENTRANCE HALL

10' 10" x 3' 1" (3.31m x 0.96m)

The property is entered via a glazed uPVC door opening into a useful entrance porch, with a further door leading into the main entrance hall. The welcoming hallway features attractive grey wood-effect laminate flooring, radiator and coving, with doors providing access to the ground floor accommodation. The electric meter is conveniently located above the front door and stairs rise to the first-floor half landing.

LOUNGE

13' 8" x 9' 7" (4.18m x 2.93m)

The lounge is a bright and characterful reception room, featuring an attractive archway to a front-facing bay window fitted with stylish shutters. The room benefits from grey wood-effect laminate flooring, decorative coving and a ceiling rose, complemented by a radiator. A lovely, welcoming space with plenty of natural light and period charm.

DINING ROOM

11' 8" x 9' 5" (3.56m x 2.89m)

The dining room is a well-proportioned space with a window overlooking the rear elevation, allowing plenty of natural light. The room features decorative coving, a radiator and useful under-stairs storage, which houses the gas meter. There is ample space for a dining table and chairs, with a door leading through to the kitchen.

KITCHEN

13' 1" x 7' 8" (4.01m x 2.35m)

The modern kitchen is fitted with a stylish range of grey gloss wall, base and drawer units, complemented by worktops with matching upstands and practical vinyl flooring. A stainless steel sink and drainer with mixer tap is positioned beneath a window overlooking the side elevation. Integrated appliances include an electric oven, hob and extractor, with additional space provided for a washing machine, tumble dryer and fridge freezer. The room is finished with a radiator and inset spotlighting, creating a bright and practical space for everyday living.

FIRST FLOOR HALF LANDING

3' 4" x 3' 2" (1.03m x 0.97m)

From the staircase, the half landing provides access via a step up to the spacious bathroom and separate WC, with further steps leading up to the main first-floor landing and the accommodation beyond.

Bathroom

Bedroom 1

Bedroom 2

Virtually Staged Bedroom 2

BATHROOM
9' 9" x 7' 10" (2.98m x 2.41m)
The spacious bathroom is well appointed with a panelled bath with shower attachment, alongside a separate shower enclosure with sliding doors, thermostatic shower and tiled surround. A stylish vanity wash hand basin is complemented by an LED mirror above. A useful storage cupboard houses the gas central heating boiler while providing additional space for towels and linen. A rear-facing window allows plenty of natural light and ventilation, with vinyl flooring completing the room.

WC
The separate WC is finished with practical vinyl flooring and features a low-level WC and a side-facing window.

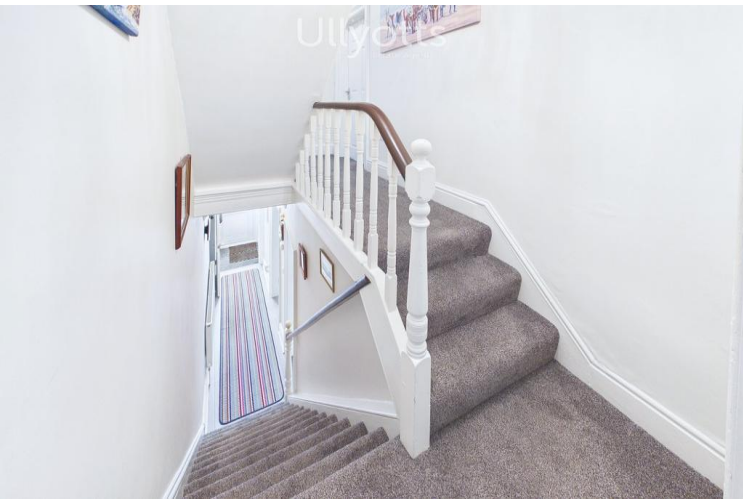
FIRST FLOOR LANDING
8' 9" x 5' 1" (2.68m x 1.57m)
The full landing offers access to two bedrooms and a staircase to the second floor.

BEDROOM 1
14' 4" x 11' 4" (4.39m x 3.47m)
The largest bedroom on the first floor is currently utilised by the present owner as a second lounge, offering excellent versatility to suit a variety of needs. The room features a characterful bay window to the front elevation, together with an additional window, both fitted with stylish shutters. Further features include a decorative picture rail and radiator, creating a bright and welcoming space.

BEDROOM 2
11' 6" x 8' 11" (3.53m x 2.72m)
The second bedroom on this level is a well-presented room featuring a window to the rear, allowing natural light into the space. A fitted wardrobe provides useful storage with hanging space and hanging rails, complemented by mirrored doors. The room is further finished with a radiator.

SECOND FLOOR LANDING
6' 9" x 5' 1" (2.06m x 1.56m)
The second floor landing has a Velux window and two further bedrooms.

BEDROOM 3/LOFT ROOM
13' 2" x 11' 6" (4.03m x 3.53m)
The third bedroom is a charming dormer room, offering a bright and versatile space with a window overlooking the front elevation and a radiator. A lovely room with potential for use as a bedroom, home office or occasional guest room.



Second Floor Landing

Bedroom 3/Loft Room

Bedroom 4 / Loft Room

Rear Yard

BEDROOM 4/LOFT ROOM

11' 6" x 7' 7" (3.51m x 2.33m)

The final bedroom is an eaves room, offering a cosy and characterful space with a Velux window fitted with a blind, allowing natural light to fill the room. A feature exposed beam adds further character, with a radiator completing the accommodation.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

OUTHOUSE

A useful outhouse provides excellent additional versatility, benefiting from both power and lighting. This practical space could be utilised for garden storage, a workshop or converted into a convenient utility area to suit the new owner's requirements.

OUTSIDE

To the rear of the property is a pleasant private yard, providing a low-maintenance outdoor space with room for seating or a bistro table-perfect for enjoying a morning coffee or relaxing outdoors. A gateway leads to a passage shared with the other properties and used for bin access.

To the front, the property is set back from the road behind a low-level wall, complemented by colourful shrubs and planting. A gated pathway leads to the front entrance, creating a pleasant and welcoming approach to the 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 - RATED E

The digitally calculated floor area is 117 sq m (1,259 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 Ullyotts 01262 401401 - Option 1.

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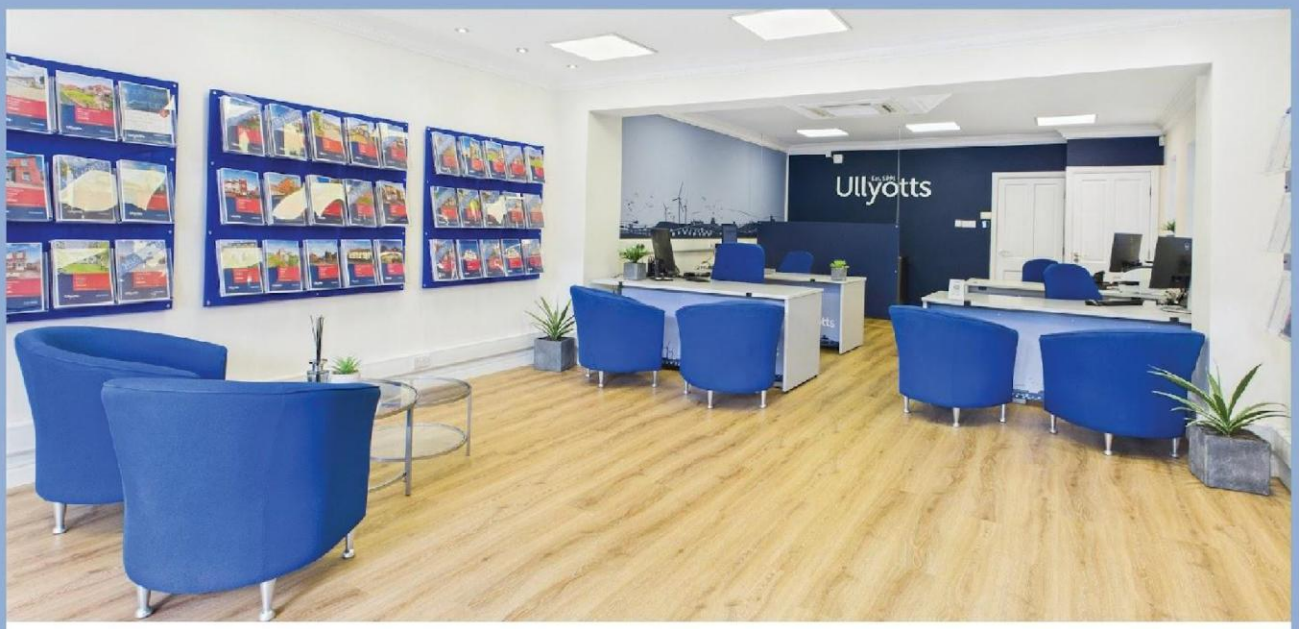

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