

• Ulllyotts •  
EST 1891



67 St Johns Walk  
Bridlington

YO16 4HH

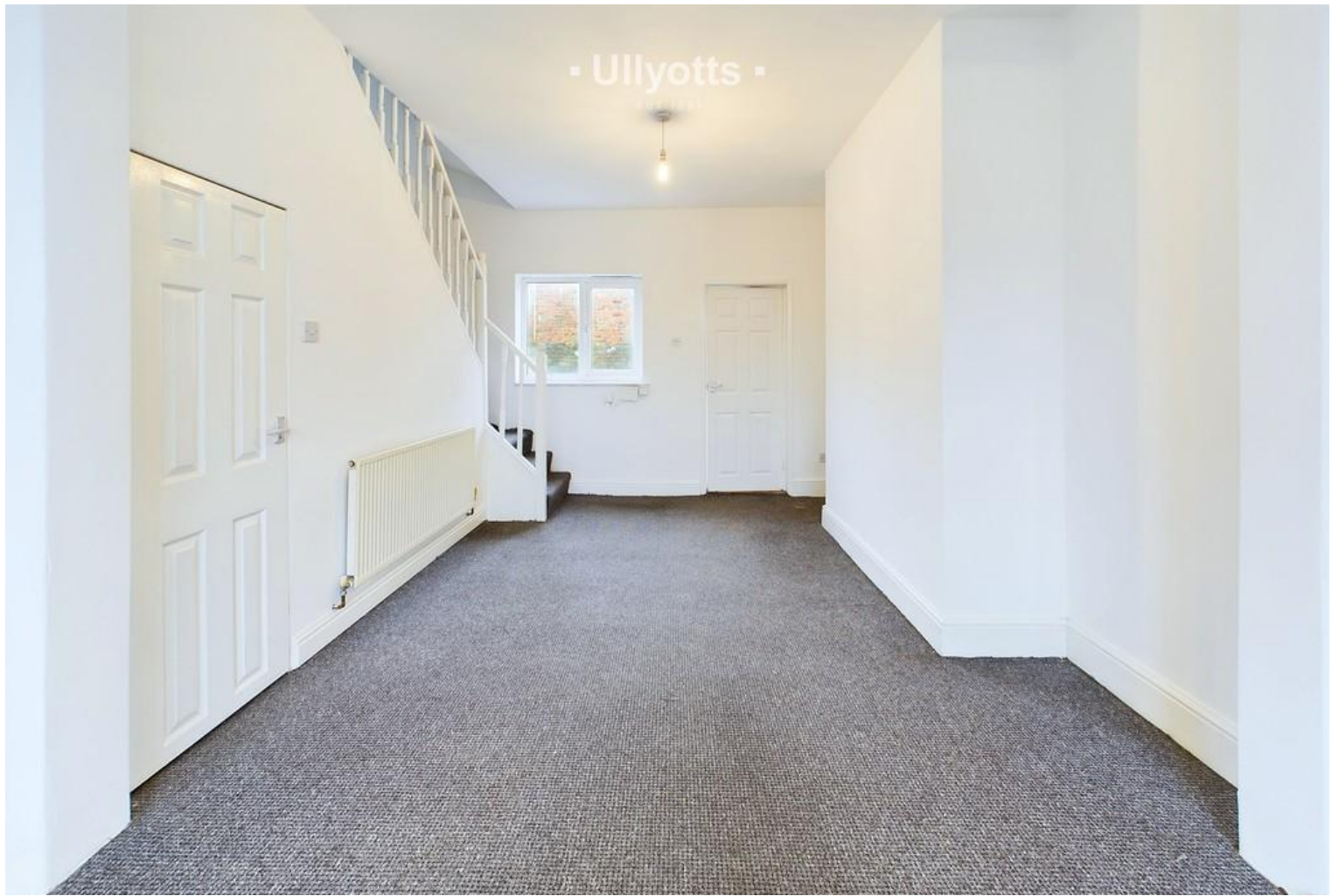
ASKING PRICE OF

**£120,000**

3 Bedroom Semi-Detached House

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01262 401401



Dining Area



3



1



1



On Road  
Parking



Gas Central Heating

## 67 St Johns Walk, Bridlington, YO16 4HH

Offered with no onward chain, this three-bedroom house offers a spacious open-plan lounge and dining room, a kitchen, and a downstairs bathroom. With two bedrooms on the first floor and a further bedroom on the second floor, it also features a low-maintenance rear yard and on-street parking.

The St. John's Street area in Bridlington is a vibrant and convenient location. The area is served by Quay Academy (ages 3-11) and Bridlington School (ages 11-18), alongside a variety of amenities. Nearby convenience stores and supermarkets include Co-op, Aldi, Spar, and One Stop. Dining options feature a range of restaurants, including Chinese and Indian cuisine, as well as popular takeaways like fish and chips and pizza. Additionally, 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 is a popular seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, historic harbour and lively promenade. Offering a mix of traditional charm and modern amenities, it's home to a variety of shops, cafes, and attractions like Bridlington Spa and the Old Town. With excellent transport links and a welcoming community, Bridlington is a perfect destination for both relaxation and adventure.



Entrance Lounge



Lounge / Dining Area



Kitchen



Bathroom

## Accommodation

### ENTRANCE / LOUNGE

24' 0" x 12' 11" (7.33m x 3.95m)

With bay window to front elevation, TV point and radiator.

### DINING AREA

With window to rear elevation, understairs cupboard and radiator.

### KITCHEN

9' 7" x 5' 5" (2.93m x 1.66m)

With wall and base units, sink unit, work surface over, tiled splash back, rear entrance door. Wall mounted gas central heating boiler and door to bathroom.

### BATHROOM

5' 4" x 4' 8" (1.65m x 1.43m)

With white suite comprising panelled bath, low level wc, pedestal wash hand basin, window to side elevation.

### FIRST FLOOR LANDING

11' 8" x 3' 0" (3.57m x 0.92m)

### BEDROOM 1

13' 0" x 11' 8" (3.98m x 3.58m)

With radiator and window to front elevation.

### BEDROOM 2

11' 8" x 7' 2" (3.56m x 2.19m)

With radiator and window to rear elevation.

### SECOND FLOOR LANDING

### BEDROOM 3 / ATTIC ROOM

12' 4" x 11' 7" (3.78m x 3.55m)

With dormer window to the front elevation, radiator and walk-in storage cupboard.



First Floor Landing



Bedroom 1



Bedroom 2



Bedroom 3

### **PARKING**

On Street parking available

### **OUTSIDE**

A shallow walled frontage with hand gate and the rear garden is mainly laid to gravel and partially walled.

### **CENTRAL HEATING**

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### **DOUBLE GLAZING**

The property benefits from uPVC double glazing throughout.

### **TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion.

### **COUNCIL TAX BAND - A**

### **ENERGY PERFORMANCE CERTIFICATE - RATED E**

### **SERVICES**

All mains services are available at the property.

### **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.



Rear Yard

## VIEWING

Strictly by appointment with Ulllyotts 01262 401401

Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 90 sq m (968 ft<sup>2</sup>)



### FLOOR AREA

The stated “approximate floor area “has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

# Testimonials

*Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.*

*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.*

*The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*

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