



16 George Street
Bridlington
YO15 3PN

ASKING PRICE OF

£245,000

3 Bedroom Semi-Detached House



Hallway



3



2



2



Garage, Off
Road Parking



Gas Central Heating

16 George Street, Bridlington, YO15 3PN

The property is located on the corner of George Street and Kingsgate, which is a desirable location on the south side of Bridlington. The main town centre lies approx. 0.8 miles to the east, but there are local shopping facilities and amenities within 500 metres. Local schools are within a mile radius.

This delightful property deserves more than just a passing glance. The property is very well appointed, is suitable for immediate occupation and offers generously proportioned accommodation which has been lovingly maintained and enhanced by the current owners with a recently re-fitted kitchen, floor coverings, décor, security alarm, modern boiler, gas central heating and uPVC double glazing.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay

with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

The accommodation briefly comprises: entrance porch, hallway, cloaks WC, lounge, dining room, kitchen, pantry, three double bedrooms one having en-suite facilities and family shower room. The property has a generous garage, parking facilities and a good-sized front garden which is private and has secure fenced surrounds.



Entrance



Lounge



Living Room / Dining Room



Kitchen

Accommodation

ENTRANCE PORCH

8' 11" x 4' 2" (2.72m x 1.27m)

With a composite entrance door, uPVC windows and tiled flooring. Door to inner lobby.

INNER LOBBY

4' 3" x 3' 4" (1.3m x 1.02m)

With oak flooring, door to cloaks WC and door to hallway.

CLOAKS WC

4' 9" x 4' 9" (1.45m x 1.45m)

With a low level WC, vanity wash hand basin, tiled flooring and a window to the side elevation.

HALLWAY

10' 11" x 8' 3" (3.33m x 2.51m)

With oak flooring, radiator, under stairs cupboard and stairs to first floor.

LOUNGE

15' 0" x 13' 11" (4.57m x 4.24m)

With a south facing bay window to the side elevation, window to the front elevation, half oak panelled walls, radiator, TV point and feature fire place with electric stove in situ (this could be left, but would be subject to separate negotiation).

LIVING ROOM/DINING ROOM

14' 6" x 14' 2" (4.42m x 4.32m)

With a bay window to the side elevation, radiator, TV point and feature fire place with electric stove included in the sale.

KITCHEN

10' 1" x 9' 5" (3.07m x 2.87m)

With recently re-fitted modern wall, base and drawer units, wall mounted glazed unit, granite/quartz worktop, splashbacks and Belfast sink with mixer tap. Built in oven, hob and extractor, integrated dishwasher, integrated fridge freezer, built in wine cooler, laminate flooring, radiator, door



WC



Landing



Bedroom 1



Ensuite

to pantry and door to garage.

PANTRY

6' 8" x 4' 7" (2.03m x 1.4m)

With a base unit, worktop over, shelving and a window to the side elevation.

FIRST FLOOR LANDING

With loft access.

BEDROOM 1

14' 1" x 12' 1" (4.29m x 3.68m)

With a south facing window to the side elevation, radiator and TV point. Door to en-suite.

EN-SUITE

13' 1" x 3' 8" (3.99m x 1.12m)

A recently re-fitted suite comprising panelled bath, low level WC and pedestal wash hand basin. Recess shelving which is ideal for towels, heated towel ladder, extractor fan, vinyl flooring and wet wall splashback.

BEDROOM 2

14' 0" x 13' 0" (4.27m x 3.96m)

With a radiator, one window to the side elevation and two windows to the front elevation.

BEDROOM 3

9' 10" x 9' 4" (3m x 2.84m)

With a window to the rear elevation, radiator and storage cupboard.

SHOWER ROOM

8' 6" x 7' 9" (2.59m x 2.36m)

A recently re-fitted modern suite comprising double shower with glass screen and thermostatic shower over, low level WC and pedestal wash hand basin. Airing cupboard, vinyl flooring, tiled walls, windows to the side and front elevations.



Bedroom 2



Bedroom 3



Shower room



Garage and Drive

GARAGE

22' 10" x 14' 4" (6.96m x 4.37m)

With an internal brick store which is currently used as a utility room with a wall mounted gas central heating boiler and has plumbing and space for a washing machine and tumble dryer. The garage is in an 'L' shape and has a remote roller shutter door, it is spacious and ideal for a workshop or for further extension to the property.

OUTSIDE

The property has a block paved driveway offering parking for two cars. A secure gated access leads to the front garden which has secure fenced boundaries and is mainly laid to lawn with shrubs and colourful flowers. There is an outside tap and lighting.

TENURE

Freehold.

SERVICES

All mains services connected.

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.

COUNCIL TAX BAND – C

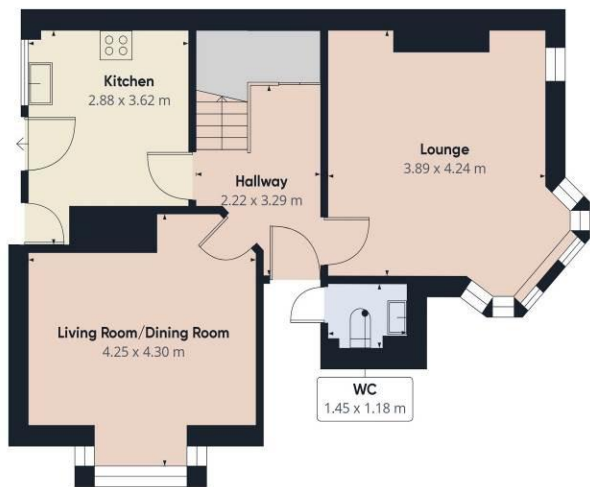
ENERGY PERFORMANCE CERTIFICATE – RATED D

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 104 sq m



Ground Floor



Floor 1

Ulllyotts
EST. 1891

Approximate total area⁽¹⁾

104.24 m²

Reduced headroom

1.25 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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!

■ Ulllyotts ■

EST 1891



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