



51 St James Road
Bridlington

YO15 3PQ

OFFERS IN EXCESS OF

£240,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■

EST 1891

01262 401401



Off Road
Parking



Gas Central Heating

51 St James Road, Bridlington, YO15 3PQ

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm.

The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.

A very well presented three bedroomed semi-detached house sitting in the popular location of St James Road. The accommodation benefits from two reception rooms, kitchen, utility room, downstairs shower room, conservatory, three good bedrooms and an upstairs bathroom.



Accommodation

ENTRANCE HALL

Entrance is via a stained glass uPVC door into hallway. With laminate flooring, storage cupboards, stairs to first floor landing, doors to downstairs rooms and radiator.

LOUNGE

14' 4" x 12' 0" (4.38m x 3.66m)

With bay window to front elevation, gas fire with feature surround and radiator.

DINING ROOM

11' 6" x 12' 6" (3.51m x 3.83m)

With laminate flooring, bay window to front elevation, gas fire with feature surround, storage cupboards, radiator and arch way into:

KITCHEN

7' 4" x 12' 6" (2.24m x 3.83m)

With a range of wall and base unit, integrated Neff electric oven and grill, integrated fridge and freezer, electric hob with extractor fan over, 1 1/2 bowl sink and drainer with black mixer tap over, space for dishwasher, tiled splash back and window to rear elevation.

UTILITY ROOM

With worktop, space for dryer under, wall mounted boiler and door to downstairs shower room.

SHOWER ROOM

With tiled wall and floor, thermostatic shower, corner wc and vanity wash hand basin, heated towel ladder and window to rear elevation.

CONSERVATORY

Made of part uPVC and brick construction and tiled flooring and door to garden.

FIRST FLOOR LANDING

With loft hatch, stained glass window to rear elevation and doors to upstairs rooms.

BEDROOM 1

3.51' 3.83" (0.99m)

With bay window to front elevation feature fire place, storage cupboards and radiator.

BEDROOM 2

11' 6" x 12' 0" (3.51m x 3.66m)

With window to front elevation, feature fire place and radiator.



BEDROOM 3

7' 4" x 12' 6" (2.24m x 3.83m)

With window to rear elevation, storage cupboards and radiator.

BATHROOM

With tiled walls and floor, free standing bath, vanity unit with low level wc and wash hand basin and window to rear elevation.

OUTSIDE

To the rear of the property is an enclosed space with a paved area and also an area with artificial grass and shed for storage.

To the front of the property is a block paved driveway which offers parking for multiple vehicles.

SERVICES

All mains services connected.

TENURE

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

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 122 square metres.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

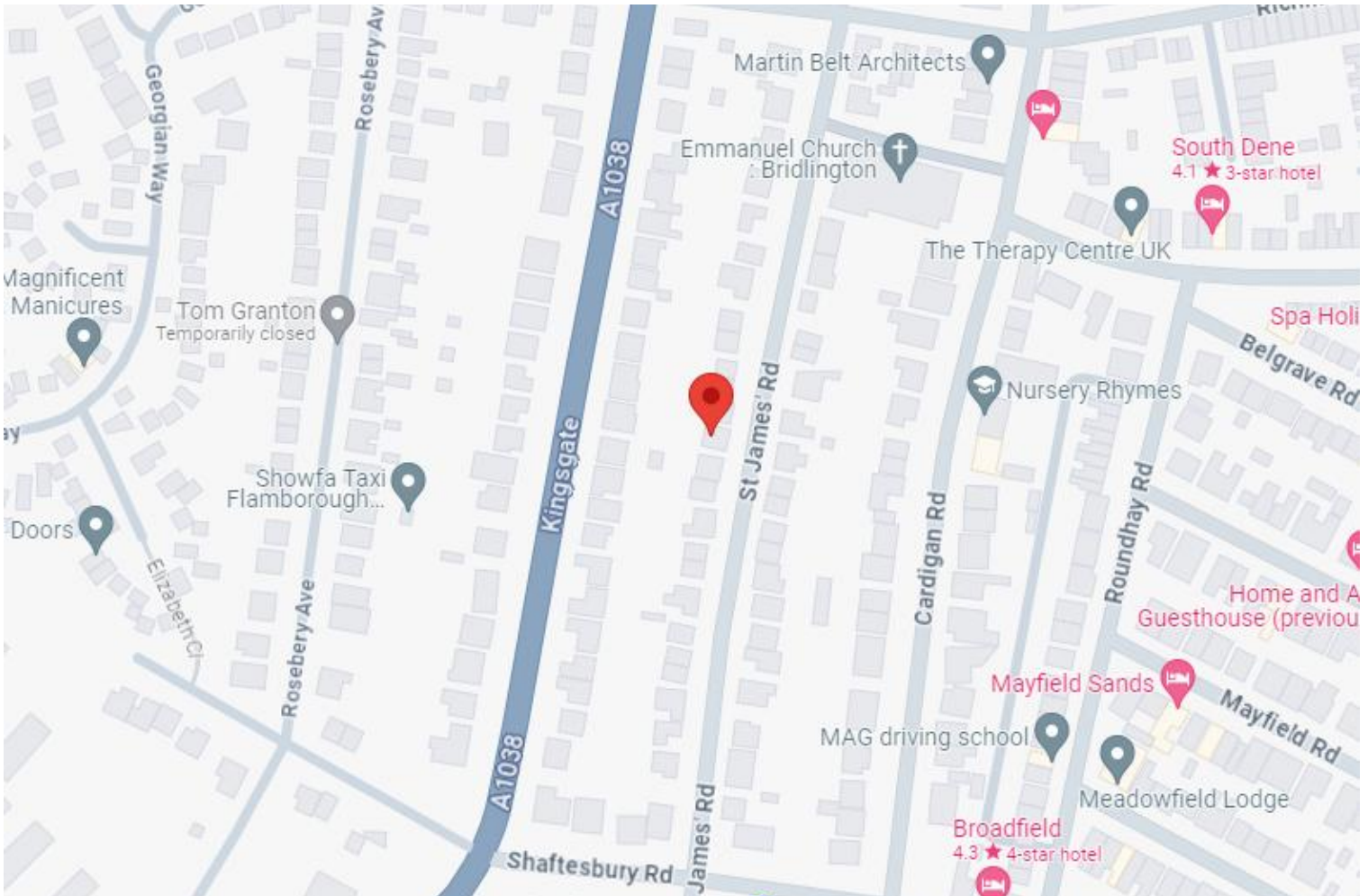
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

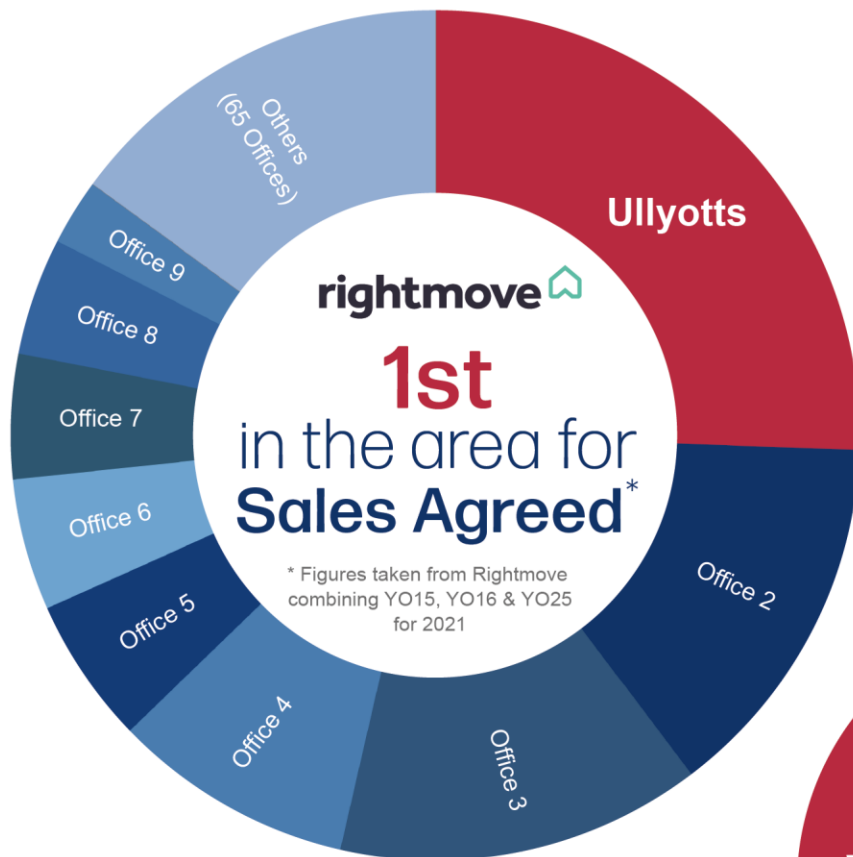
Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),
is approximately 122 sqm



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