

▪ Ulllyotts ▪

EST 1891



3 Rosebery Avenue
Bridlington
YO15 3PW

ASKING PRICE OF

£250,000

3 Bedroom Semi Detached House

▪ Ulllyotts ▪

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01262 401401



Front Elevation



3



1



1



Garage, Off Road Parking



Gas Central Heating

3 Rosebery Avenue, Bridlington, YO15 3PW

This traditional three-bedroom semi-detached home on Rosebery Avenue offers a perfect blend of character and modern living. The welcoming entrance hall leads to a spacious open-plan lounge, dining and office area, creating a bright and versatile living space. The well-appointed kitchen is complemented by a separate utility room and a convenient downstairs WC. Upstairs, three bedrooms are served by a stylish modern family bathroom. Outside, beautifully manicured gardens provide a serene retreat, while off-road parking adds practicality. Situated in a sought-after location, this charming home is ideal for families or professionals alike.

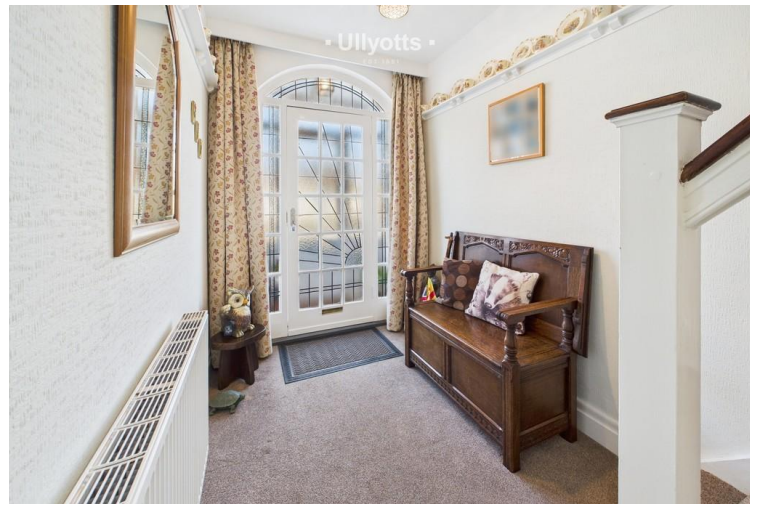
Rosebery Avenue is situated to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. The area is close to Hilderthorpe Primary School (ages 3-11), a nursery school, Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages

11-18). Local conveniences include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

Bridlington is a picturesque seaside town on the East Yorkshire coast, known for its golden beaches, bustling harbour and popular old town. It offers a blend of traditional charm and modern attractions including the popular Bridlington Spa, Leisure Centre and scenic coastal walks along Flamborough Head. The town is a hub for fishing and tourism, featuring family-friendly amusements, independent shops, ice-cream parlours and fresh seafood. With its relaxed atmosphere and stunning coastal scenery, Bridlington is a beloved destination for holidaymakers and a welcoming place to call home.



Porch



Entrance Hall



Lounge



Dining Room

Accommodation

ENTRANCE PORCH

16' 8" x 6' 1" (5.09m x 1.87m)

Entrance into a uPVC entrance porch with windows to the front and side elevation making it light and airy and the original wooden door and glass and led windows into the main entrance hall allowing the natural light to flow through. The entrance hall benefits from a pictures rail which adds to the character of the house, radiator, understairs storage cupboard housing the gas central heating boiler, doors to the lounge and dining area and stairs to the first floor landing.

LOUNGE

12' 5" x 11' 10" (3.79m x 3.63m)

The lounge benefits from a large bay window to the front elevation with a curved radiator, a picture rail coving and a ceiling rose adds character and continues into the dining room, the main focal point of the room is an electric fire with a feature surround.

The lounge opens up to the dining area and office area and creates a modern feel suitable for entertaining.

DINING AREA

18' 6" x 12' 4" (5.65m x 3.76m)

The open plan dining and office area flows seamlessly from the lounge and benefits from a window to the side and rear elevation with a uPVC door onto the rear garden. A further door leads into the kitchen.

KITCHEN

12' 11" x 9' 6" (3.95m x 2.91m)

The kitchen benefits from a range of wall, base and drawer units with a worktop over, tiled splashback and tiled flooring. A 1 1/2 bow stainless steel sink and drainer sits beneath a window to the side elevation with a further window at the other side and a door into the utility room. Inset spotlighting offer additional light and a radiator for warmth. Integrated appliances include a Beko oven, electric hob and fitted extractor fan over and space for an undercounter fridge and freezer.

UTILITY ROOM

9' 2" x 6' 2" (2.80m x 1.90m)

A convenient space for additional wall and base units with a worktop over, tiled splashback and again tile



Kitchen



Utility



Landing



Bedroom 1

flooring. Undercounter space for a washing machine and a further stainless-steel sink and drainer with a mixer tap over. A window to the side elevation, a uPVC door onto the rear garden and a folding door into the downstairs WC.

WC

3' 10" x 2' 7" (1.18m x 0.80m)

With a window to the side elevation, shelving, coat hanging space and a WC.

FIRST FLOOR LANDING

8' 0" x 3' 10" (2.46m x 1.17m)

The landing has a window to the side elevation, a loft hatch with a pull down ladder, picture rail and doors to all upstairs rooms.

BEDROOM 1

15' 11" x 10' 0" (4.86m x 3.06m)

A bright master bedroom with a bay window to the front elevation, a picture rail, radiator and fitted wardrobe storage.

BEDROOM 2

12' 5" x 11' 3" (3.81m x 3.43m)

With a window to the rear elevation overlooking the garden, picture rail, display shelving, fitted wardrobe storage and a radiator.

BEDROOM 3

8' 3" x 6' 11" (2.52m x 2.13m)

With a window to the front elevation, picture rail and a radiator.

BATHROOM

8' 3" x 6' 11" (2.54m x 2.12m)

The main family bathroom has been fully modernised and is well equipped with a panelled bath, vanity wash hand basin, a corner shower cubicle with sliding doors and a thermostatic shower and WC. A window to the side and rear elevation adds natural light, tiled walls and vinyl flooring and a heated towel ladder.

OUTSIDE

To the front, the property sits back from the road behind a low-level wall. To the side, a gate offers access to the side and rear of the property.



Bedroom 2



Bedroom 3



Bathroom



Garden

To the rear lies an immaculately presented garden with well-established colourful shrubs and plants. The garden is mainly laid to lawn but does benefit from some sunny patio areas and a fenced boundary.

Access to the garage is via a wooden door.

GARAGE

The garage benefits from power and light. The current owner has removed the up and over door and has added a personnel door to the front.

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.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - C

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 Ulllyotts 01262 401401

Option 1

Regulated by RICS



3 Rosebery Avenue

BRIDLINGTON

Hilderthorpe

West Hill

Old Town

Sewerby

The stated EPC floor area, (which may exclude conservatories),
is approximately 102 sq m



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.

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