



2 St Cuthbert Road
Bridlington
YO16 7SR

£169,950

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Lounge



Garage, Off
Road Parking



Gas Central Heating

2 St Cuthbert Road, Bridlington, YO16 7SR

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.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffild, Beverley, and held 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.

Sewerby Hall, a pleasant walk from the North Side, has gardens and parks open to the public as is the historic house complemented by a café. Danes Dyke Nature Reserve is a little further along the coast.

A short walk away is the Old Town. The original Victorian street featured in the acclaimed Dads Army film. A diverse selection of restaurants, public houses, crafts and antiques.

This super three bedroomed semi-detached house has been well looked after by the same family for numerous years and offers spacious accommodation, briefly comprising, entrance hall, lounge, kitchen/ diner, landing, three bedrooms and bathroom. Walled frontage and gated access for off street parking, garage and a passageway leading to rear garden.



Dining Room



Lounge Through to Dining Room



Kitchen



Kitchen

Accommodation

ENTRANCE

Entrance is via a part brick and part uPVC porch with French doors, tiled flooring and door to main hallway.

HALL

16' 1" x 3' 2" (4.904m x 0.967m)

With stairs up to first floor landing, doors to downstairs rooms, cloakroom, understairs storage and radiator.

LOUNGE

15' 5" x 11' 11" (4.709m x 3.639m)

With bay window to front elevation, gas fire with feature surround, radiator and folding glazed doors to dining room:

DINING ROOM

11' 11" x 12' 0" (3.646m x 3.662m)

With window to rear elevation, gas fire with feature surround and back boiler in situ behind, feature arch ways and radiator.

KITCHEN

18' 6" x 8' 5" (5.648m x 2.573m)

With a range of wall and base units and worktop over, window to side and rear elevations, stainless sink and drainer with taps over. Built in electric oven and hob, built in freezer, under counter fridge, uPVC door to garden and radiator. Space for a dining table if additional seating is required.

CLOAKROOM

With WC, vanity wash hand basin, radiator and extractor fan.

LANDING

With doors to all upstairs rooms and window to side elevation.

BEDROOM 1

15' 4" x 9' 11" (4.698m x 3.023m)

With bay window to front elevation, built in storage and radiator.

BEDROOM 2

12' 0" x 10' 9" (3.665m x 3.293m)

With window to rear elevation, built in storage and radiator.

BEDROOM 3

7' 11" x 6' 8" (2.438m x 2.053m)

With window to front elevation, built in storage and radiator.

BATHROOM

8' 6" x 5' 9" (2.616m x 1.777m)

With window to side elevation, tiled walls, panelled bath with taps over, vanity wash hand basin and WC, quadrant shower with sliding doors, wet wall surround and electric shower. Loft hatch and radiator.



Hallway



Bedroom 1



Bedroom 2



Bedroom 3

OUTSIDE

There is a walled front with paved area for off road parking, access to the garage and rear garden.

To the rear the garden is laid with resin bound paving with raised flower beds, greenhouse and access to the garage.

GARAGE

The garage has previously been used as a workshop and storage and benefits from power and light and has plumbing for a washing machine.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from sealed unit 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.

Fibre internet (FTTP) connected.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

COUNCIL TAX BAND

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



Bathroom



Garage



Garden



Rear Elevation

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.

Regulated by RICS

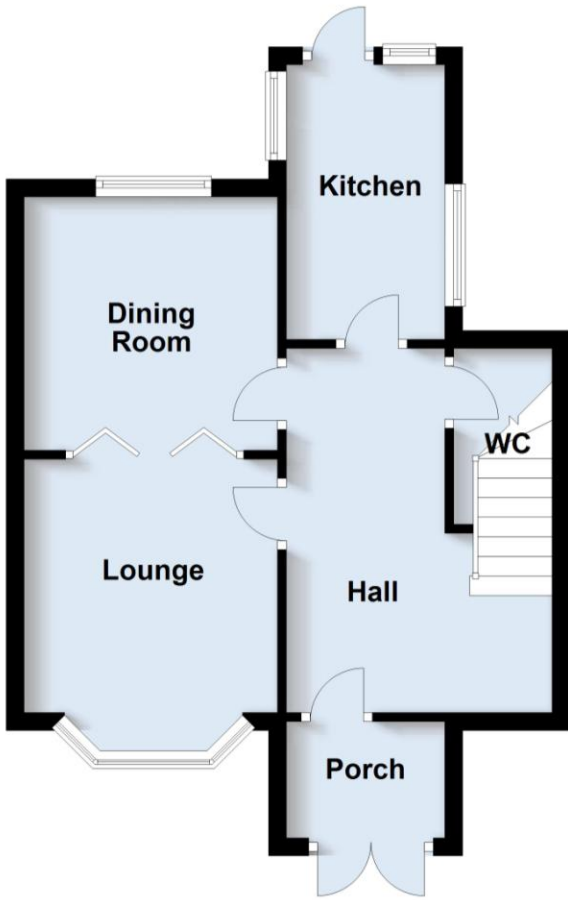
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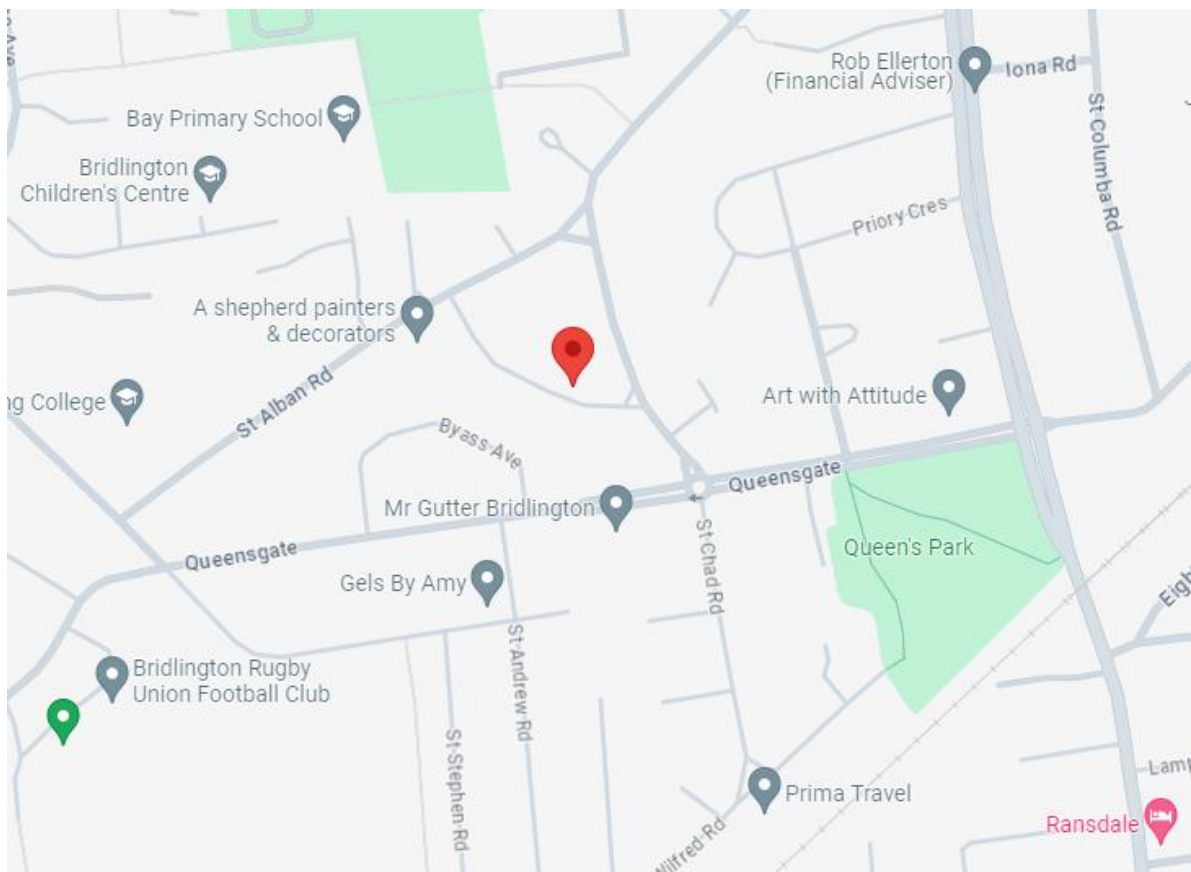
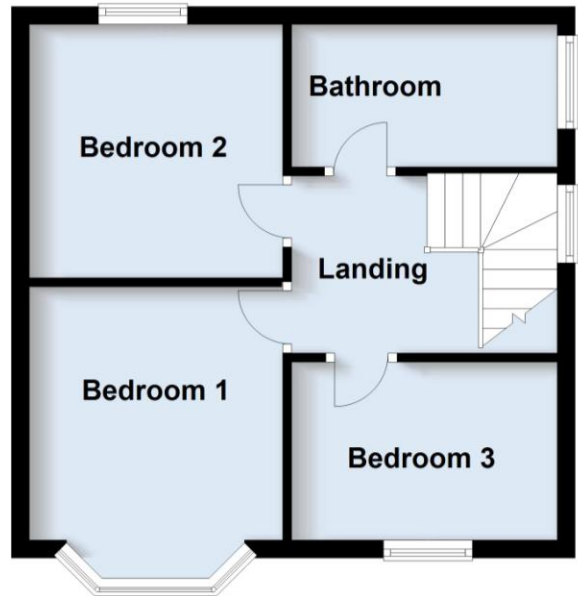
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*by any local agent offering the same level of service.

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



First Floor



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