



3 Ashville Street
Bridlington
YO16 4EP

OFFERS OVER

£125,000

2 Bedroom Mid Terrace House

• Est. 1891 •
Ulllyotts
Estate Agents

01262 401401



Lounge/Dining Area



2



1



1



Off Road
Parking



Electric Heating

3 Ashville Street, Bridlington, YO16 4EP

A charming two-bedroom cottage-style home, forming part of a small and attractive development created from a former police station social club approximately 20 years ago. Offering a blend of character, comfort and practicality, the property provides well-proportioned accommodation arranged across two floors, complemented by useful storage and a pleasant mix of original and modern features. The accommodation includes a welcoming lounge, well-equipped kitchen, two comfortable bedrooms, a family bathroom and a downstairs WC. An appealing opportunity for a retired couple seeking a manageable home, a holiday retreat, or an investor looking for a residential letting opportunity.

The St. John's Street area is close to the town centre being a vibrant and convenient location. The area is served by Quay Academy (ages 3-11) and Bridlington School (ages 11-18). Nearby are convenience stores and supermarkets including Co-op, Aldi, Spar, and One Stop. Dining options feature a range of restaurants, including

Chinese and Indian cuisine, as well as popular fish and chips and pizza takeaways. 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 blends the best of coastal living with a warm, welcoming community spirit. Known as the lobster capital of Europe, the town's thriving harbour and fresh seafood heritage give it a character all its own. Its award-winning beaches, charming promenades and easy access to the rolling Yorkshire Wolds create an enviable backdrop for everyday life. With excellent schools, reliable transport links and a relaxed pace that appeals equally to families, professionals and retirees, Bridlington offers a lifestyle that feels both wholesome and wonderfully uncomplicated. It's the kind of place where children can grow up by the sea, neighbours still say hello, and every day feels just a little like a holiday.



Lounge/Dining Area



Fireplace



Dining Area



Kitchen

Accommodation

ENTRANCE

Via double doors into:

LOUNGE/DINING AREA

16' 2" x 12' 4" (4.93m x 3.78m)

A welcoming and comfortable lounge providing a versatile space for both relaxing and entertaining. The room features an electric fire, creating a pleasant focal point, together with electric heating. There is also ample space for a dining table and chairs, creating a useful dedicated area for everyday meals and entertaining guests. Vinyl flooring provides a practical finish, with carpeted areas adding warmth and comfort. Useful additional storage is provided beneath the stairs, with shelving offering a convenient space for everyday household items.

KITCHEN

12' 4" x 6' 5" (3.76m x 1.96m)

The well-appointed kitchen is fitted with a range of integrated appliances, including a new Bosch washing machine, Bosch dishwasher, integrated fridge and a new Bosch electric oven and electric hob, complemented by

an extractor hood above. A good selection of both wall and base storage cupboards provides excellent practical storage, while the worktops offer ample preparation space. The sink and drainer are positioned beneath a front-facing window, allowing natural light to fill the room. The walls are partly tiled, creating a practical and easy-to-maintain finish, while the integrated appliances provide a neat and streamlined appearance throughout.

WC

4' 8" x 3' 9" (1.44m x 1.15m)

A spacious and practical downstairs cloakroom, conveniently positioned for guests and everyday use. The room is fitted with a WC and pedestal wash hand basin, with a rear-facing window providing a good level of natural light and ventilation

LANDING

2' 11" x 2' 10" (0.89m x 0.88m)

The landing provides access to both bedrooms and the bathroom, with a loft hatch offering access to the roof space.



Kitchen



WC



Bedroom 1



Bedroom 2

BEDROOM 1

13' 0" x 9' 4" (3.98m x 2.85m)

A generously proportioned first bedroom with a pleasant outlook through the rear-facing window. Character is added by the exposed wooden ceiling beam, creating an attractive feature and giving the room a distinctive cottage feel. The bedroom also benefits from access to an airing cupboard, which incorporates useful additional storage. An electric storage heater provides heating throughout the room.

BEDROOM 2

9' 8" x 6' 7" (2.97m x 2.02m)

A bright and comfortable second bedroom featuring a Velux window to the front, allowing natural light to flood into the space. The room is fitted with an electric storage heater and offers a flexible space suitable for a bedroom, home office or occasional guest accommodation.

BATHROOM

5' 11" x 5' 5" (1.82m x 1.67m)

The bathroom is fitted with a bath with an additional shower attachment. The suite comprises a WC and pedestal wash hand basin, with an electric heater

providing warmth. Part-tiled walls offer a practical and easy-to-maintain finish, while an extractor fan provides ventilation.

CENTRAL HEATING

Electric heating and water.

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

Private parking space is included in the price.

OUTSIDE

To the rear of the property is a paved garden, offering a pleasant and easily maintained outdoor space. There is room for table and chairs, making it ideal for outdoor dining, entertaining or simply sitting back and enjoying the sunshine. The south-facing aspect is a particular highlight, allowing the garden to benefit from sunshine and creating a lovely setting for relaxing and enjoying those long summer evenings.



Bathroom



Outside Space



Seating Area



Bridlington North Beach

TENURE

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

SERVICES

Electric and water services are available at the property.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE – RATED C

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

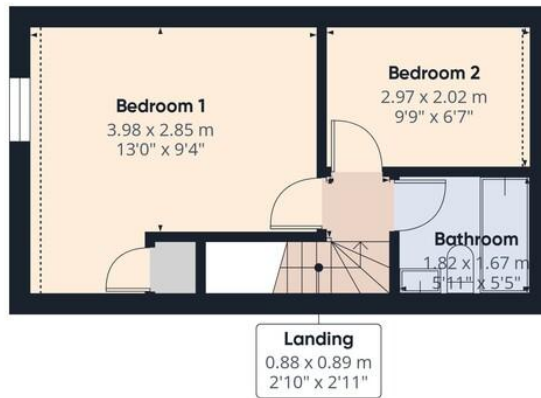
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (51 m²/550 ft²). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



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Approximate total area^(b)

51 m²
550 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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