



51 Georgian Way  
Bridlington

YO15 3TB

GUIDE PRICE

**£300,000**

**4 Bedroom Detached House**



Kitchen



4



3



2



Off Road  
 Parking



Gas Central Heating

## 51 Georgian Way, Bridlington, YO15 3TB

This attractive four-bedroom detached home offers generous and versatile living throughout, featuring a bright lounge, a modern kitchen opening into a flexible dining or additional living space that has been converted from the original garage, a dedicated office and convenient downstairs WC. Upstairs, four well-proportioned bedrooms include a principal bedroom with ensuite, complemented by a contemporary family bathroom. Outside, a private rear garden and off-street parking complete this superb family property with the added advantage of being offered with no ongoing chain.

Georgian Way sits just south of the town centre in a highly desirable and convenient setting, offering excellent access to local amenities and key attractions. Families benefit from nearby schooling options including Hilderthorpe Primary School, a local nursery, Our Lady & St Peter Catholic School, and Bridlington School for older students. Everyday shopping is well catered for with Lidl,

Tesco, B&Q and B&M close at hand, while the popular Lobster Pot pub and restaurant is only a short stroll away. The beautiful South Side beach and seafront, along with Belvedere Golf Course, are also within easy reach, creating an ideal location that blends convenience, leisure and coastal living.

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 of 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



Office



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

9' 9" x 3' 6" (2.98m x 1.07m)

Entrance to the property is via a glazed front door, opening into a welcoming entrance hall featuring coving, a radiator and an understairs storage cupboard. From here, there are doors leading to all ground floor rooms, along with a staircase to the first floor landing.

### LOUNGE

14' 7" x 10' 3" (4.45m x 3.13m)

A westerly-facing lounge with French doors opening onto the garden, coving, a radiator, and a focal-point gas fire with an attractive feature surround.

### DINING ROOM

16' 1" x 7' 10" (4.92m x 2.41m)

The dining room is a versatile space that lends itself to a variety of uses, though it works particularly well as a dining area given its open flow from the kitchen. It benefits from windows to both the front and side elevations, creating a bright and welcoming atmosphere. Additional features include wall lighting, a radiator, and a useful storage cupboard housing the gas central heating boiler.

### OFFICE

9' 5" x 8' 11" (2.88m x 2.72m)

The office is another versatile room, ideal for use as a craft space, study or additional sitting room. It features a window to the front elevation, coving, and a radiator.

### KITCHEN

17' 5" x 9' 4" (5.32m x 2.86m)

The kitchen enjoys excellent natural light from two rear-facing windows and is fitted with sleek pale-grey wall, base and drawer units paired with a coordinating worktop. A 1½ stainless-steel sink with mixer tap sits beneath one of the windows, while a partial wet-board splashback and tile-effect click flooring complete the space. Integrated appliances include a double oven, four-ring gas hob with extractor fan and a dishwasher. There is also space for a washing machine, tumble dryer and fridge-freezer. A door leads out to the side passage, providing access to both the front and rear of the property, and an archway opens through to the dining area.

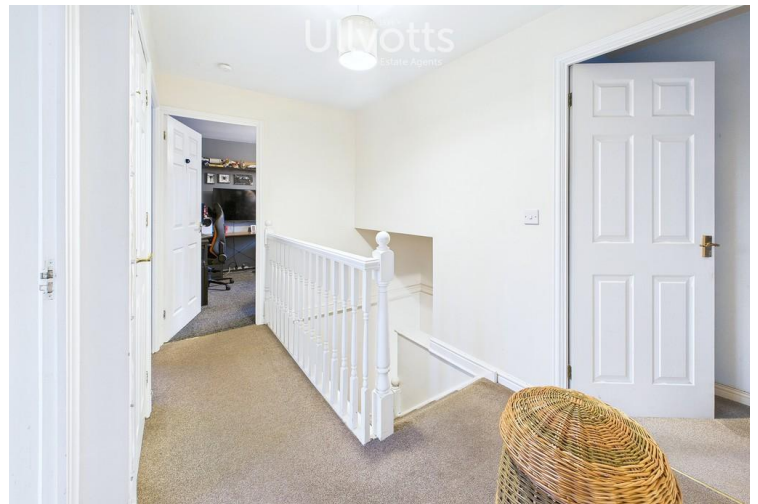
### WC

4' 9" x 2' 8" (1.46m x 0.83m)

The convenient downstairs WC includes a window to the front elevation, vinyl flooring, a WC, wash hand basin and a radiator.



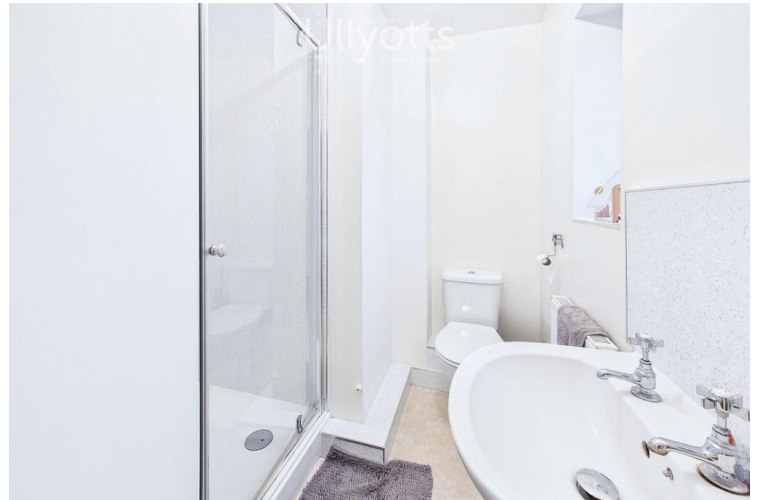
WC



Landing



Master Bedroom



Ensuite

## FIRST FLOOR LANDING

10' 2" x 6' 9" (3.12m x 2.06m)

The first-floor landing includes a loft hatch with pull-down ladder giving access to a partially boarded loft space. There is also a useful storage cupboard and doors leading to all rooms.

## MASTER BEDROOM

11' 6" x 9' 1" (3.52m x 2.77m)

The master bedroom features a window to the front elevation, fitted wardrobe storage and a radiator, along with a door leading through to the en-suite shower room.

## ENSUITE

8' 2" x 3' 4" (2.51m x 1.03m)

The en-suite shower room is well appointed, featuring a window to the front elevation, vinyl flooring, a wash hand basin and WC. The shower enclosure is finished with a wet-wall surround and fitted with a thermostatic shower, while a radiator provides additional comfort.

## BEDROOM 2

13' 1" x 8' 5" (4.00m x 2.57m)

The second bedroom includes a window to the front elevation,

fitted shelving and a radiator.

## BEDROOM 3

11' 1" x 8' 8" (3.39m x 2.65m)

Bedroom three benefits from a rear-facing window overlooking the garden, along with a radiator.

## BEDROOM 4

11' 6" x 6' 7" (3.51m x 2.01m)

The fourth bedroom also features a rear-facing window and a radiator.

## BATHROOM

7' 8" x 5' 11" (2.35m x 1.82m)

The main family bathroom benefits from a rear-facing window providing natural light and ventilation, along with vinyl flooring, part wet-wall panelling, a panelled bath with glass screen and thermostatic shower over, a wash-hand basin, WC, and a radiator.

## CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

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

## OUTSIDE

To the front of the property lies a block-paved driveway providing off-street parking, alongside a low-maintenance curved garden finished with decorative slate stone and a circular paved feature with a central planting area. To the side a wooden gate adds further practicality leading to the side of the property and offering access to the rear garden. The property offers strong kerb appeal with a low-maintenance exterior.

To the rear, a westerly facing garden with fenced boundaries offers a good-sized lawn, with space for a garden shed for storage. A circular patio sits at the top of the garden, providing an ideal seating or dining area, while a paved section runs along the rear of the property, enhancing usability and outdoor living space.

## PARKING

A paved off-street parking area sits to the front of the property.

## TENURE

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - D

## 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

The digitally calculated floor area is 106 sq m (1,143 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>m</sup>

106.2 m<sup>2</sup>

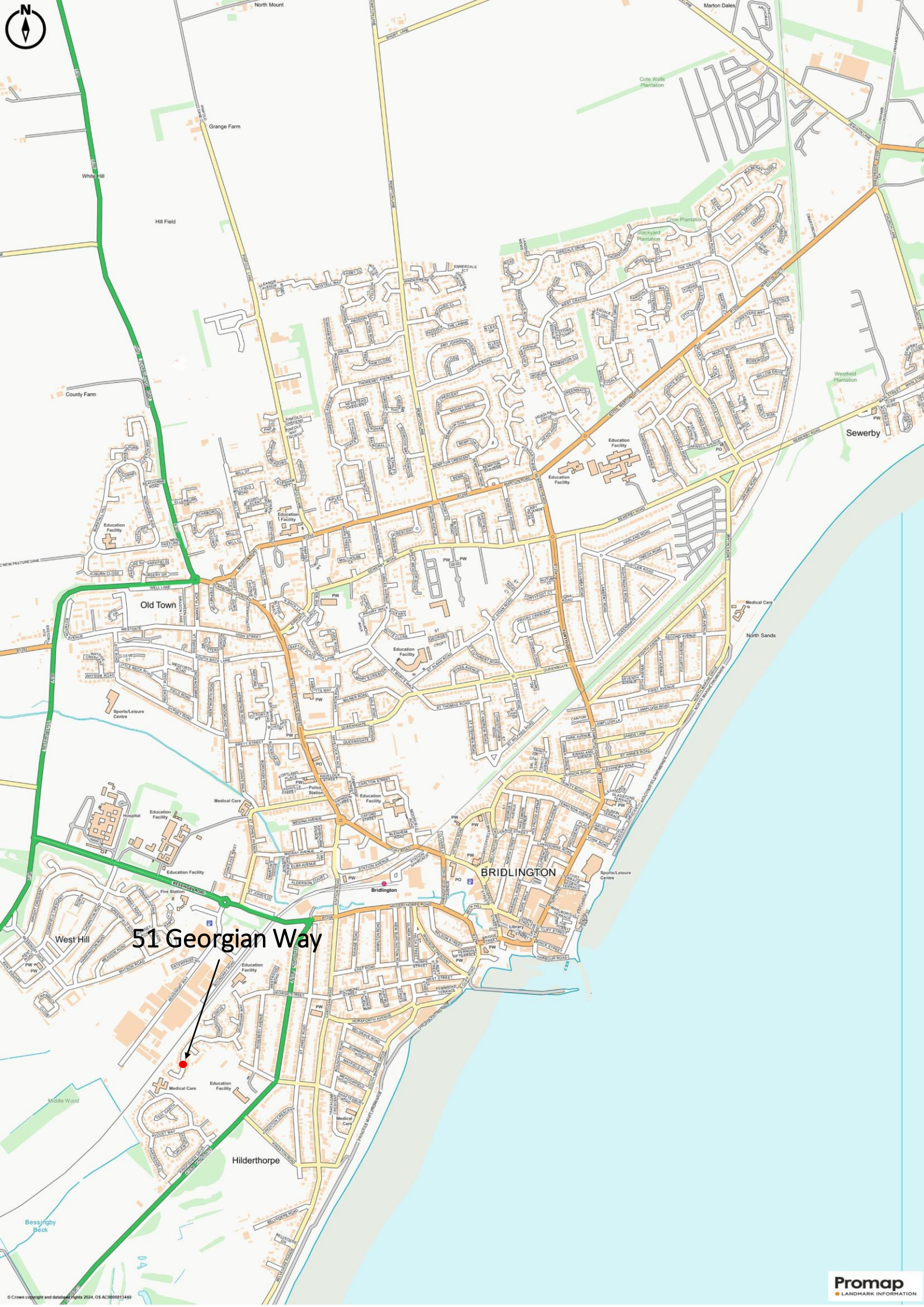
1141 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





51 Georgian Way

Hilderthorpe

BRIDLINGTON

Old Town

Sewerby

North Sands

West Hill

Grange Farm

Hill Field

Whitey Hill

County Farm

Cote Walls Plantation

Crow Plantation

Westfield Plantation

Medical Care

Hospital

Fire Station

Bridlington

Sports/Leisure Centres

Middle Wood

Bessingby Beck

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