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Estate Agents

1 Gladstone Terrace
Bridlington
YO15 2PN

Substantial dwelling house
Views to North Bay and Flamborough
5 storeys, currently 8 bedrooms

Part CH and uPVC DG
3 bay parking at rear
Ideal for conversion

Guide Price:
£239,500



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PROPERTY PROFESSIONALS SINCE 1891

1 Gladstone Terrace

Bridlington

YO15 2PN



LOCATION

Gladstone Terrace runs directly from the junction of the Promenade, next door to Trinity Church, with immediate walk through access to the north beach and north side seafront. There are numerous local shops for various needs in the immediate locality including pharmacy, convenience stores, takeaways etc.

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. The town is handy for commuting to Hull, York, Beverley and Scarborough.



VERSATILE ACCOMMODATION

A rare opportunity to acquire a commanding and substantial end of terrace Victorian house, which has an aspect to Bridlington north bay and Flamborough Head. Being adjacent to the north side Bridlington beach access, this property has potential for a wide variety of uses.

The five storey accommodation is now occupied as one single dwelling, but could easily be converted to three, two bedroomed flats, plus owners accommodation. There are two modern central heating boilers installed, double glazing and somewhat rare parking facilities at the rear for three vehicles.

The property is laid out over five storeys and the lower ground basement area comprises:

LOWER GROUND FLOOR

Own front and rear access.

ENTRANCE HALL

With radiator and inner vestibule with radiator.

LIVING ROOM

17' 6" x 15' 3" (5.33m x 4.65m)

With radiator.

STUDY ROOM

11' 6" x 7' 0" (3.51m x 2.13m)

With radiator.

UTILITY ROOM

12' 0" x 11' 0" (3.66m x 3.35m)

With radiator, worktop, base unit, stainless steel sink unit and plumbing for auto washer.

Combination gas central heating boiler and wall cupboards.

BATHROOM

7' 3" x 6' 0" (2.21m x 1.83m)

With panel bath and low flush WC unit, half tiled surrounds and wash hand basin.

BEDROOM 1

12' 6" x 8' 0" (3.81m x 2.44m)

With radiator.

UPPER GROUND FLOOR

Main Entrance.

UPPER GROUND FLOOR MAIN ENTRANCE

With original hardwood door and access into vestibule area through stain glazed feature original door to:

HALLWAY

With radiator and stairs to first floor.

SITTING ROOM

18' 0" x 17' 0" (5.49m x 5.18m)

With bay window and sea views.



KITCHEN

7' 3" x 7' 0" (2.21m x 2.13m)

With worktop, stainless steel sink unit, base and drawer unit, electric cooker point and built in pantry cupboard.



INNER HALLWAY

With radiator and under stairs storage cupboard, built in linen cupboard.

BEDROOM 2

15' 0" x 7' 0" (4.57m x 2.13m)

With radiator.

BEDROOM 3

12' 0" x 9' 0" (3.66m x 2.74m)

With radiator.

BATHROOM

9' 0" x 5' 0" (2.74m x 1.52m)

With panel bath, radiator, pedestal wash basin, low flush WC unit and over bath shower unit.

STAIRS TO FIRST FLOOR

Half landing area and radiator.

BATHROOM

With panel bath, low flush WC unit and pedestal wash basin.

FIRST FLOOR LANDING

FULL LANDING

With walk in storage cupboard.

SITTING ROOM

18' 3" x 14' 6" (5.56m x 4.42m)

With radiator and bay window with sea views to the north bay.



BEDROOM 4

15' 0" x 12' 6" (4.57m x 3.81m)

With radiator.



BEDROOM 5

12' 6" x 8' 3" (3.81m x 2.51m)

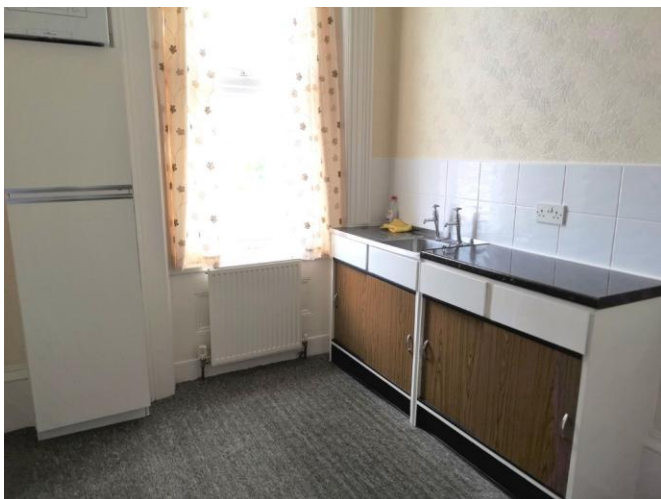
With radiator.



UTILITY ROOM

12' 0" x 8' 0" (3.66m x 2.44m)

With stainless steel sink unit, wall mounted central heating combination gas boiler, base and drawer units and sea view.



STAIRS TO SECOND FLOOR LANDING AREA

Half landing with:

BATHROOM

Low flush WC unit, panel bath and pedestal wash basin.

SECOND FLOOR LANDING

FULL LANDING

With walk in storage cupboard.

SITTING ROOM

18' 3" x 13' 6" (5.56m x 4.11m)

With bay window and sea view.



BEDROOM 6

15' 0" x 9' 6" (4.57m x 2.9m)

With built in cupboard and cabinet, with sea view.

BEDROOM 7

12' 6" x 8' 0" (3.81m x 2.44m)

BEDROOM 8

14' 0" x 12' 0" (4.27m x 3.66m)

STAIRS TO THIRD FLOOR LANDING AREA

With walk in store cupboard and loft access to insulated loft area.

THIRD FLOOR LANDING

ATTIC ROOM 1

12' 9" x 10' 0" (3.89m x 3.05m)

Front elevation with sea view.

ATTIC ROOM 2

13' 0" x 9' 3" (3.96m x 2.82m)

Front elevation with sea view.

ATTIC ROOM 3

10' 0" x 8' 0" (3.05m x 2.44m)

Rear elevation.

ATTIC ROOM 4

13' 6" x 10' 3" (4.11m x 3.12m)

Rear elevation.

The Attic rooms could be suitable for further development into a studio, teen suite, music or hobbies rooms. With further dormer development the top floor could command superb views of the North Bay and Flamborough Head.

OUTSIDE

To the front of the property is a forecourt area with lower patio and access to the frontage basement areas.

At the rear of the property a separate lane leads alongside Trinity Church to an enclosed and private parking area the full width of the building and space for three cars, together with a gated access to a lower rear patio area. Lower ground floor rear door.



TENURE

Freehold.

SERVICES

All mains services connected or available.

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.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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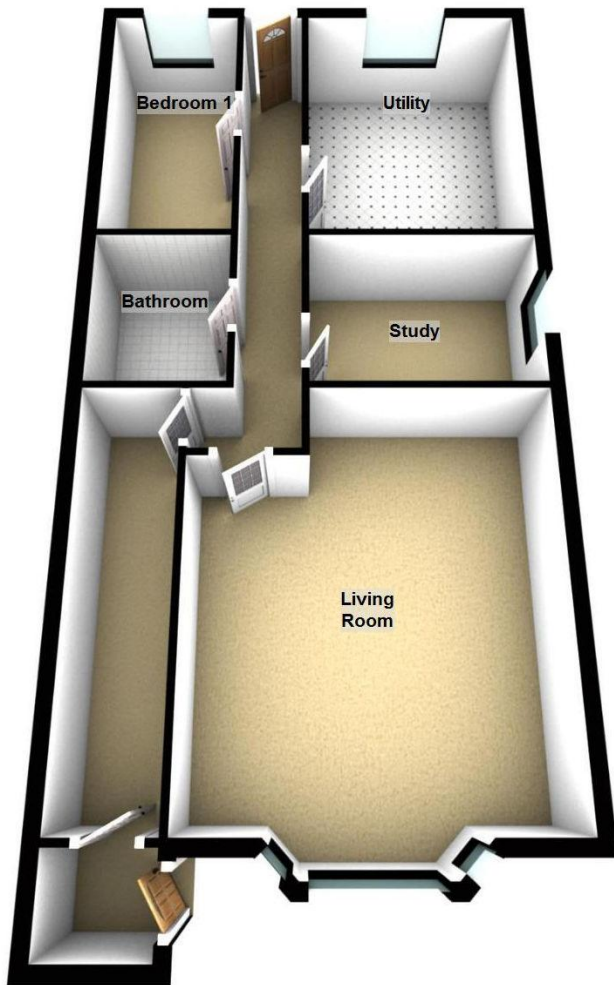
*by any local agent offering the same level of service.

VIEWING

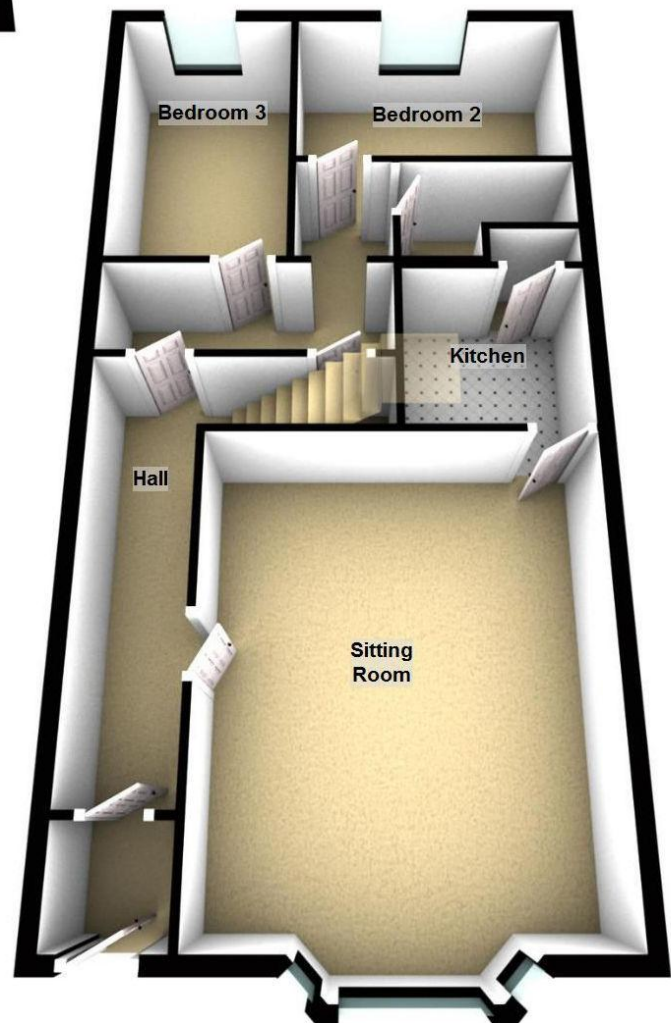
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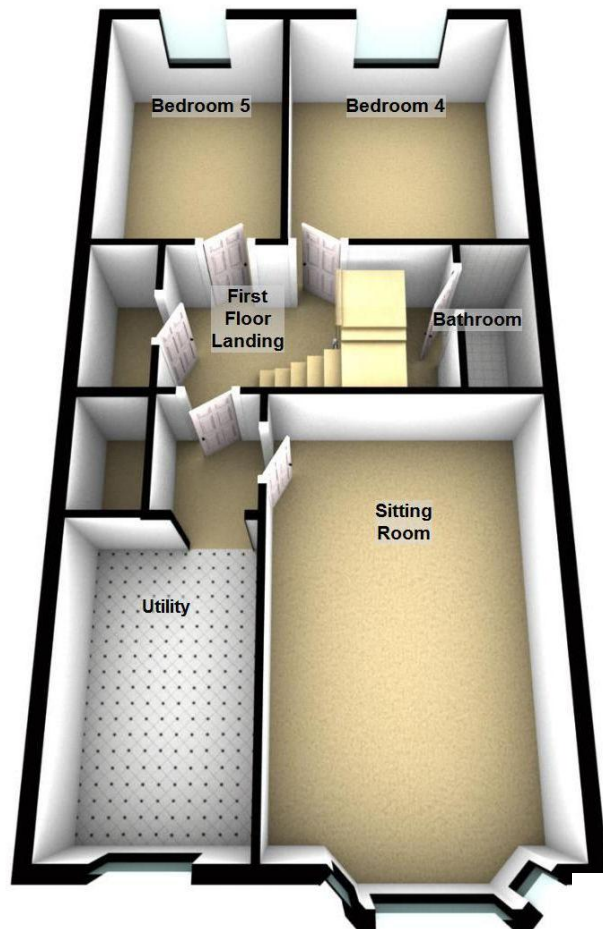
Lower Ground Floor



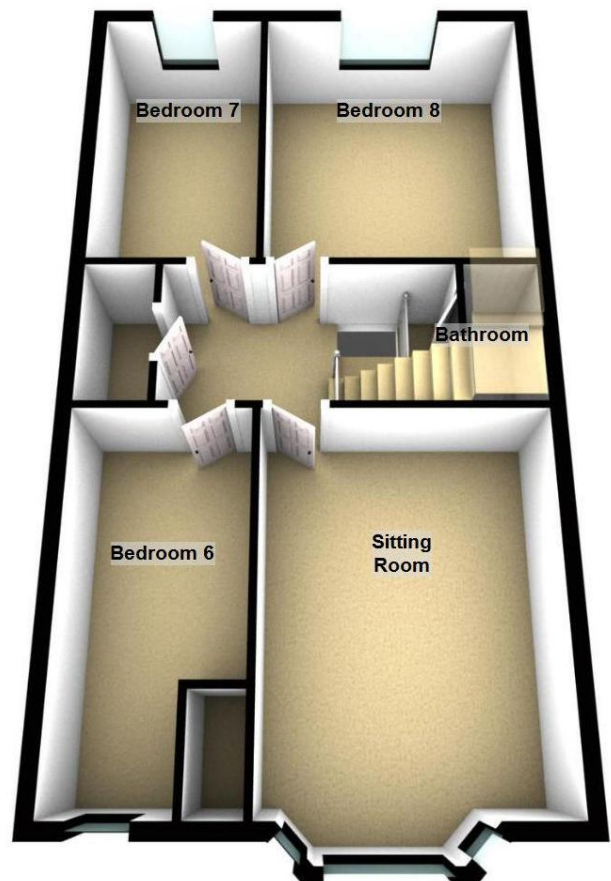
Upper Ground Floor



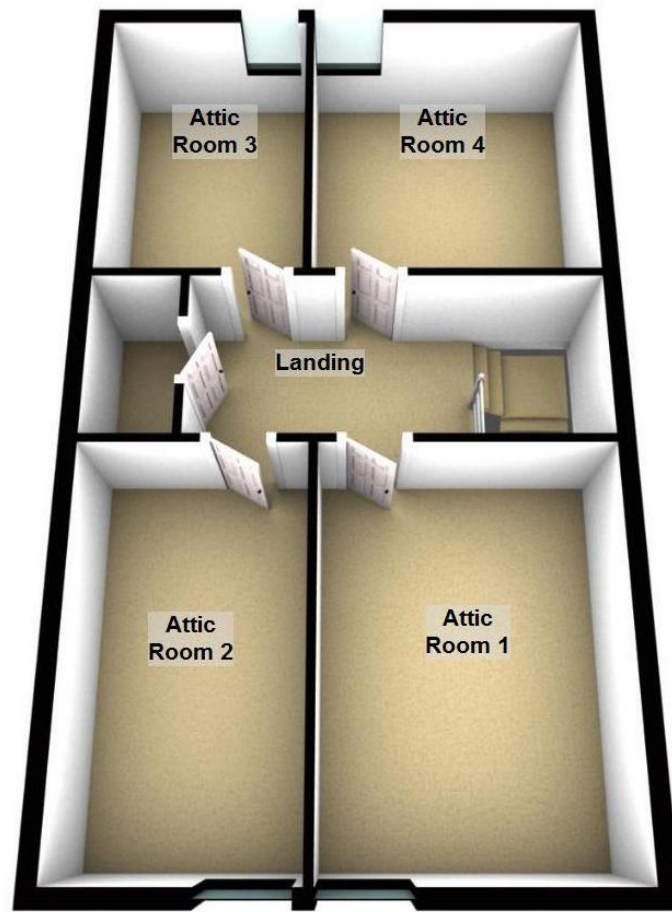
First Floor



Second Floor



Third Floor



Energy Performance Certificate



1, Gladstone Terrace, BRIDLINGTON, YO15 2PN

Dwelling type: End-terrace house
Date of assessment: 17 March 2016
Date of certificate: 18 March 2016

Reference number: 0310-2803-7070-9096-5445
Type of assessment: RdSAP, existing dwelling
Total floor area: 381 m²

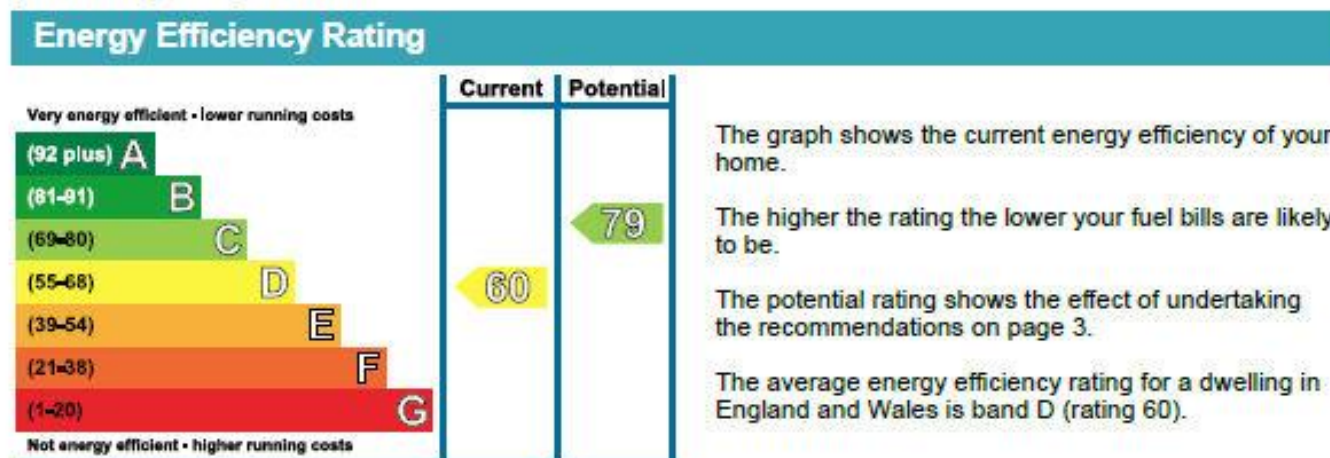
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 11,052
Over 3 years you could save	£ 4,290

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 486 over 3 years	£ 486 over 3 years	
Heating	£ 10,221 over 3 years	£ 5,931 over 3 years	
Hot Water	£ 345 over 3 years	£ 345 over 3 years	
Totals	£ 11,052	£ 6,762	

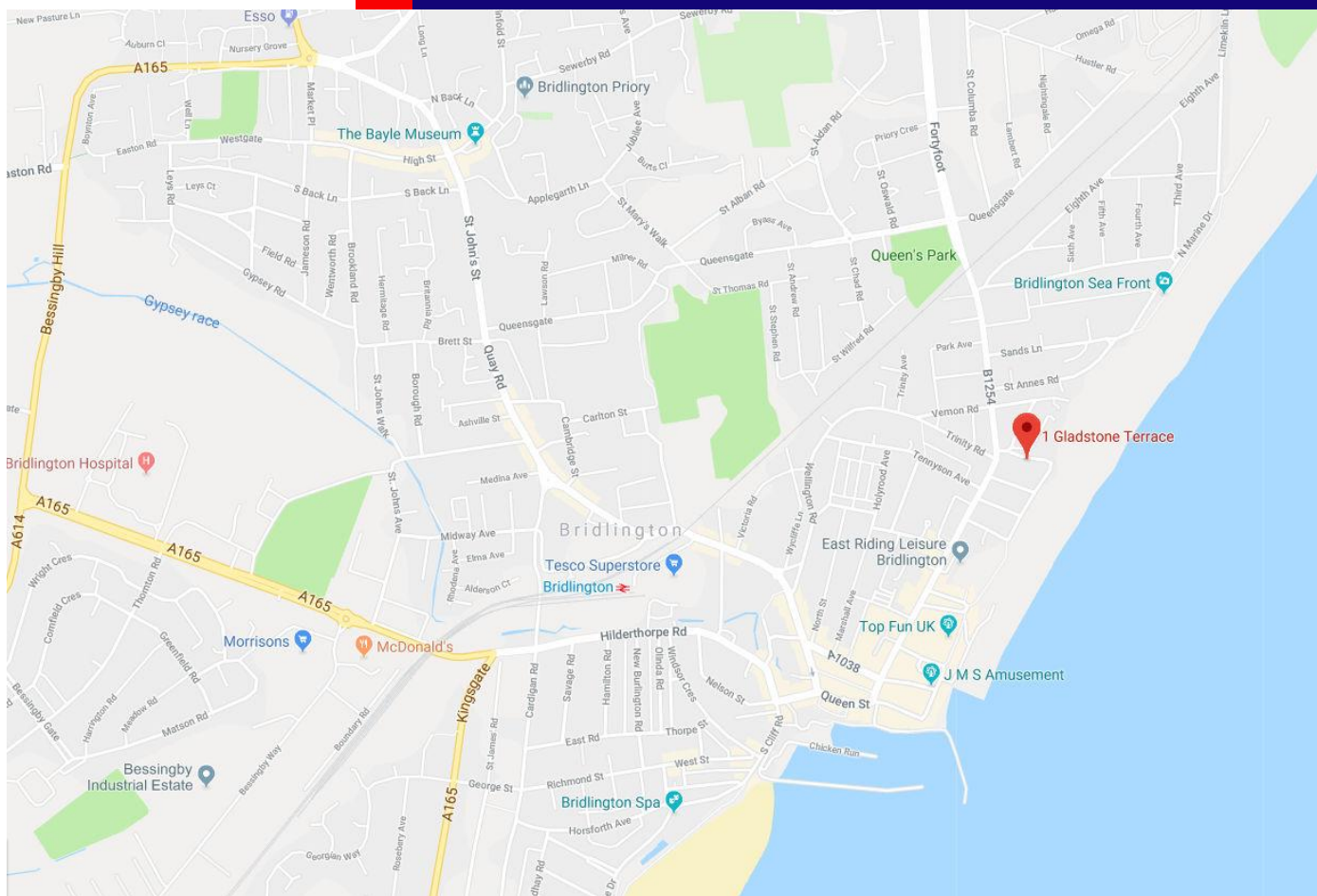
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 2,070	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,220	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 873	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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