



6 Edgecliff Villas
Bridlington

YO15 2JL

GUIDE PRICE

£185,000

4 Bedroom Semi-Detached House



Entrance Hall



4



2



2



Off Road
Parking



Gas Central Heating

6 Edgecliff Villas, Bridlington, YO15 2JL

A traditional semi-detached home offering flexible and spacious accommodation. The property features a welcoming entrance hallway, front-facing lounge and an impressive open-plan kitchen diner with adjoining utility area and downstairs WC. The converted garage provides a valuable ground-floor bedroom with ensuite shower room, ideal for guests or multi-generational living. To the first floor are three further bedrooms and a generous family wet room, while off-street parking completes this attractive and practical home, perfectly suited to modern family living.

Ideally situated just north of the town centre and within walking distance of the stunning North Beach, this sought-after location offers everything needed for comfortable family living. The area offers excellent amenities, including a nursery on Third Avenue and

access to highly regarded schools such as Martongate Primary and Headlands Secondary. Residents enjoy immediate access to scenic coastal walks and the North Side promenade. Nearby Flamborough Road offers everyday conveniences including a Tesco Express, international delicatessen, bakery, takeaways, a traditional pub, bakery and more-all just a short stroll from your door.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its stunning sandy beaches, historic harbour and vibrant seaside atmosphere. The town offers a mix of traditional seaside attractions, like promenades and ice cream parlours, alongside modern amenities, including shops, restaurants and entertainment venues including Bridlington Spa.



Lounge



Virtually Staged Lounge



Dining Room



Virtually Staged Dining Room

Accommodation

ENTRANCE HALL

15' 5" x 6' 5" (4.71m x 1.98m)

Entrance to the property is via a glazed uPVC door with a partially secondary-glazed stained-glass surround, opening into a welcoming hallway featuring a radiator, wood-effect laminate flooring and a chandelier point. The hallway benefits from an understairs storage cupboard, stairs rising to the first-floor landing, and provides access to all ground-floor rooms.

LOUNGE

13' 8" x 12' 0" (4.19m x 3.68m)

The lounge enjoys a bay window to the front elevation and features part carpeted and part wood-effect vinyl flooring. Further highlights include a feature fireplace with fitted mirror, decorative coving and a classic picture rail, creating a bright and characterful living space.

DINING ROOM

The dining room is a bright and airy space, benefiting from a window to the rear elevation and a useful display storage cupboard, with an open aspect leading through to the kitchen.

KITCHEN 19' 5" x 12' 5" (5.94m x 3.79m)

The kitchen offers a range of wall, base and drawer units with worktops over, extending into the dining room to create a casual breakfast bar area. Appliances include a fitted Beko electric oven, four-ring electric hob with extractor above and under-counter space for a fridge and freezer. A window to the side elevation provides natural light, with a stainless-steel sink and drainer with mixer tap set beneath, along with a radiator and a door leading to the utility room.

UTILITY ROOM 6' 5" x 6' 3" (1.98m x 1.93m)

The utility space is fitted with wall units and a work surface, housing a wall-mounted gas central heating boiler and providing under-counter space for a washing machine and dryer. A window and glazed uPVC door to the rear elevation allow in natural light and provide external access, while an internal door leads to the downstairs WC.

WC 5' 10" x 2' 11" (1.79m x .90m)

A convenient downstairs WC featuring a window to the rear elevation, wash hand basin, WC and fitted mirror. The room benefits from partially tiled walls and a heated towel ladder.



Kitchen



Virtually Staged Kitchen



Utility Room



Virtually Staged Utility Room

BEDROOM 13' 4" x 8' 0" (4.07m x 2.45m)

The ground floor bedroom is a versatile space, ideal for use as a bedroom, craft room or home office, and is particularly well suited to multi-generational living for an elderly relative or teenager. It features wood-effect laminate flooring, a window to the front elevation, inset spotlighting, a radiator and a door leading to the ensuite shower room.

ENSUITE 7' 4" x 2' 11" (2.25m x 0.90m)

The ensuite shower room benefits from a window to the rear elevation and features tiled walls and flooring. It is fitted with a wash hand basin, corner WC and a shower cubicle with thermostatic shower, along with inset spotlighting and an extractor fan.

FIRST FLOOR LANDING 6' 7" x 4' 5" (2.01m x 1.36m)

The first-floor landing is naturally lit via a window to the side elevation and features a loft hatch, with doors leading to three further bedrooms and the family bathroom.

BEDROOM 1

12' 3" x 9' 10" (3.74m x 3.01m)

The master bedroom benefits from a window to the rear elevation and features wood-effect laminate flooring and a picture rail. The room is further enhanced by a fitted wardrobe with hanging space and a dedicated dressing area with sliding doors.

BEDROOM 2

12' 0" x 9' 10" (3.67m x 3.01m)

The second upstairs bedroom offers a window to the front elevation and features a picture rail and a radiator. The room further benefits from a fitted wardrobe with sliding doors.

BEDROOM 3

8' 6" x 7' 7" (2.60m x 2.32m)

The final bedroom offers a window to the front elevation and features wood-effect laminate flooring, a picture rail and a radiator.

BATHROOM

8' 10" x 7' 6" (2.70m x 2.31m)

The family bathroom is a generous-sized wet room featuring vinyl flooring with a tiled surround. It is fitted



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

with a Mira electric shower, corner bath, wash hand basin and WC with overhead storage, complemented by spotlighting and a fitted mirror above the sink. A window to the rear elevation provides natural light, while a heated towel ladder adds comfort and practicality.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

To the front, the property is set back from the road behind a shallow wall with low-maintenance slate chippings. A gated side entrance provides access to an undercover storage area ideal for garden equipment and leads through to the rear garden.

The south-facing rear garden is designed for ease of maintenance, featuring a combination of gravel and paved areas, and benefits from a garden shed providing additional storage.

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 - B

ENERGY PERFORMANCE CERTIFICATE - AWAITED

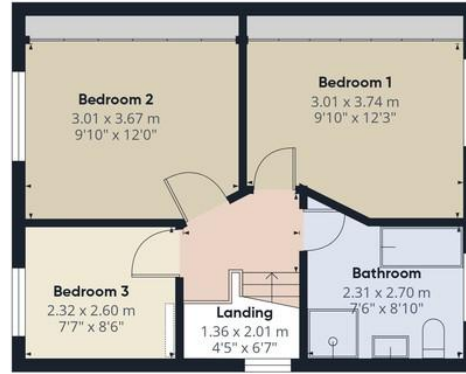
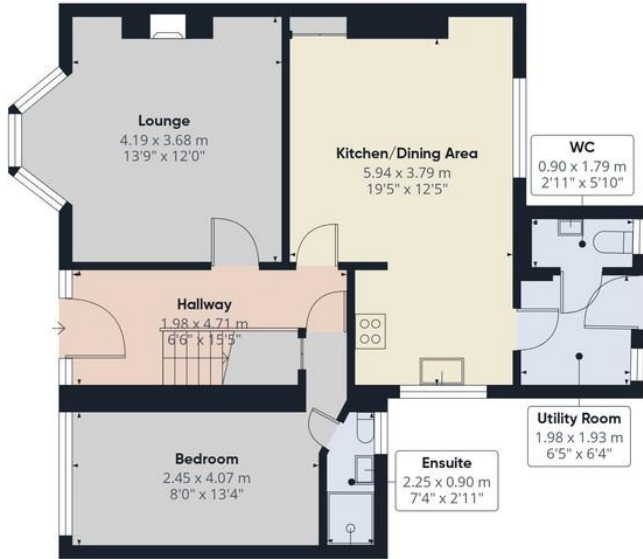
NOTE

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.

The digitally calculated floor area is 105 sq m (1,136 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area^m
105.5 m²
1134 ft²

(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.

GIRAFFE 360





6 Edgecliff Villas



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