

## 34 HIGH STREET BRIDLINGTON



**A fascinating, Grade II Listed four-bedroom Georgian town house with garage & superb walled garden located in one of the most historic parts of Bridlington.**

Entrance hall, guest cloakroom, sitting room, dining room, kitchen, side passage/pantry, master bedroom with en-suite shower room, three further double bedrooms & house bathroom.

Gas central heating.

Beautifully landscaped walled garden with workshop & summer house. Single garage.

No onward chain.

### GUIDE PRICE £360,000

Located within Bridlington's Old Town, this fascinating Georgian town house retains a wealth of original features and is well deserving of its Grade II Listed status. The property offers surprisingly spacious accommodation over three floors, with a total of four double bedrooms and two elegantly proportioned reception rooms.

The overall floor area amounts to approximately 2,000sq.ft and comprises entrance hall with sweeping return staircase, guest cloakroom, sitting room with multi-fuel stove, dining room, kitchen, side passage/pantry, first floor landing, master bedroom with en-suite shower room, two further bedrooms, house bathroom, and a fourth double bedroom on the top floor. During the current owner's tenure, the property has been comprehensively updated, including a full electrical re-wire, and is presented in excellent order throughout, displaying all the characteristics one would expect such as high ceilings, tall windows, panelled doors, and some lovely original fireplaces.

To the rear of the house is a delightful walled garden, which has been beautifully landscaped to provide year-round colour and interest. The garden enjoys an excellent level of privacy and at the far end is a workshop, summerhouse and a door opening into the garage (accessed from Scarborough Road).

The seaside town of Bridlington offers a huge amount of appeal for residents and tourists alike, most notably two award-winning beaches and an array of shopping and leisure facilities. 34 High Street forms part of Bridlington's historic Old Town area, which encompasses the Priory Church and the Bayle Museum and is often referred to as the town's cultural centre. It is home to a wide range of independent shops, galleries and places to eat, enjoying a steadier pace than the town centre and feels very much like 'stepping back in time'.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Tiled floor. Coving. Staircase to the first floor. Understairs cupboard. Cupboard housing the gas fired central heating boiler. Thermostat. Radiator.



### **GUEST CLOAKROOM**

1.5m x 1.1m (4'11" x 3'7")

White low flush WC and wash basin. Casement window to the side. Oak flooring. Radiator.

### **KITCHEN**

5.9m x 2.7m (19'4" x 8'10")

Range of solid oak kitchen cabinets with polished granite work surfaces, incorporating a stainless-steel sink unit. Gas fired range cooker with extractor hood above. Integrated washing machine, dishwasher, freezer, and space for a free-standing fridge freezer. Solid oak flooring. Telephone point. Sash window to the front with working shutters. Radiator.





**DINING ROOM**

4.0m x 3.7m (13'1" x 12'2")

Feature fireplace with ornate plaster surround and marble hearth. Coving. Sash window to the front with working shutters. Radiator.



**SITTING ROOM**

6.4m x 3.6m (21'0" x 11'10")

Cast iron multi-fuel stove set on a slate hearth within a carved timber surround. Coving. Television point. Two sash windows to the side and an arched window to the rear, overlooking the garden. Door onto the rear garden. Two radiators.



**SIDE PASSAGE / PANTRY**

6.4m x 1.0m (21'0" x 3'3")

Quarry tile floor. Door onto the street and a door onto the rear garden. Access into the Kitchen.

**FIRST FLOOR**

**LANDING**

Staircase to the second floor. Sash windows to the front, side, and rear, including an arched sash window over the staircase. Radiator.



### BEDROOM ONE

4.0m x 3.6m (13'1" x 11'10")

Fitted wardrobe. Sash window to the front. Radiator.



### BEDROOM THREE

3.6m x 3.6m (11'10" x 11'10")

Sash window to the rear. Radiator.



### EN-SUITE SHOWER ROOM

3.7m x 1.8m (12'2" x 5'11")

Matching white suite comprising double shower cubicle, bidet, wash basin and low flush WC. Tiled walls and floor. Extractor fan. Sash window to the rear. Heated towel rail.



### HOUSE BATHROOM

3.6m x 2.4m (11'10" x 7'10")

Matching white suite comprising bath, shower cubicle, wash basin and low flush WC. Fully tiled walls and floor. Extractor fan. Airing cupboard housing the hot water cylinder. Loft hatch. Yorkshire sliding sash window and casement window to the side. Heated towel rail.



### BEDROOM TWO

4.1m x 3.6m (13'5" x 11'10")

Feature period fireplace. Fitted wardrobe. Sash window to the front. Radiator.



### SECOND FLOOR

### BEDROOM FOUR

8.1m x 3.4m (26'7" x 11'2")

Sloping ceiling and exposed beams. Access to eaves storage. Two sash windows to the rear. Two electric radiators.





## OUTSIDE

Behind the house is a fully walled garden, which has been attractively landscaped, featuring a series of shrub borders divided by block paved and cobbled pathways, an old damson tree, a neatly clipped laburnum, and a wide range of climbing plants. Due to the length of the garden, it enjoys a good amount of sun, and at the far end there is a workshop/potting shed and a summer house. A personnel door allows entry into the single garage, which has vehicular access from Scarborough Road. A private passageway alongside the house allows access into the back garden from High Street, without having to walk through the house itself.

### WORKSHOP / POTTING SHED

3.2m x 3.2m (10'6" x 10'6")

Electric light and power. Water tap. Concrete floor.

### SUMMER HOUSE

2.7m x 1.5m (8'10" x 4'11")

Electric light and power.

### SINGLE GARAGE

5.1m x 3.0m (16'9" x 9'10")

Concrete floor. Electric light and power. Up and over door to the front and personnel door through to the rear garden.



## GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage. Gas central heating.

Council Tax: Band: B (East Riding of Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

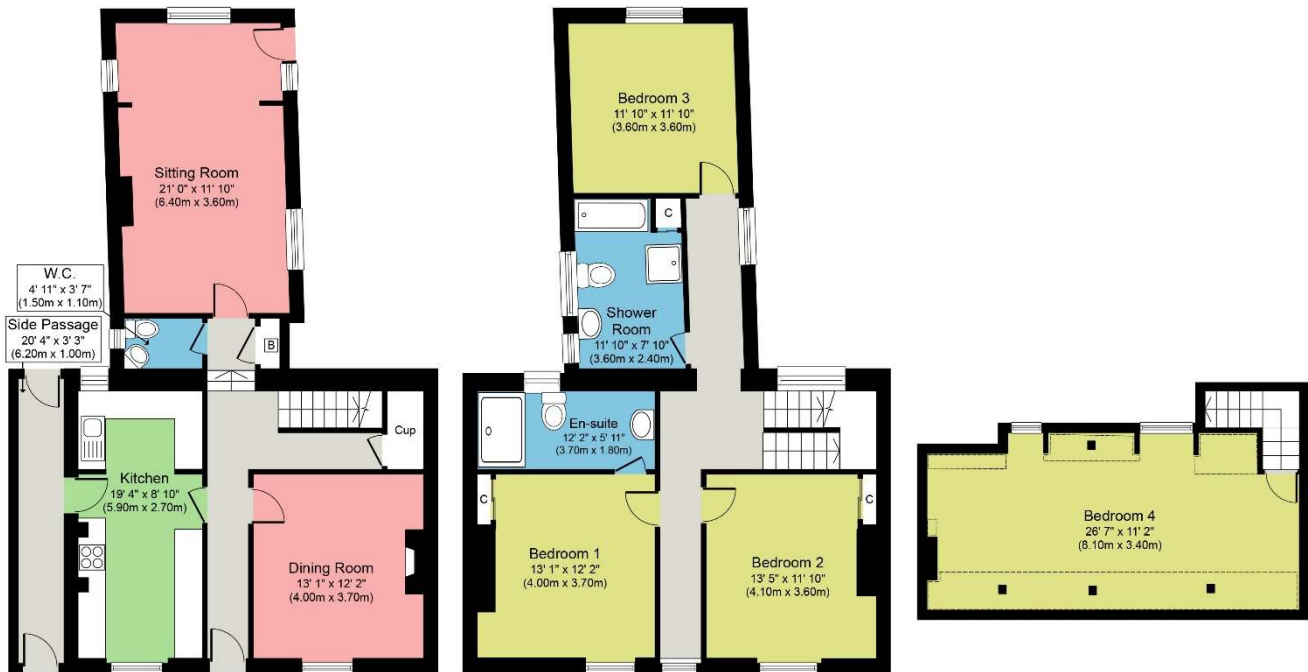
Post Code: YO16 4PX.

EPC Rating: Current: D57. Potential: C78.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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