



**Wellington Road, Bridlington**  
YO15 2AZ

**Asking Price £285,000**

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**Council Tax Band: D**



# Wellington Road, Bridlington

## DESCRIPTION

This substantial Victorian semi-detached home offers the perfect balance of period charm and modern comfort. Beautifully maintained and upgraded throughout by the current owners with no expense spared, this character-filled residence is ideally located close to Bridlington's town centre, with local amenities, schools, shops, and transport links all within walking distance.

Step inside through a grand entrance hall featuring tiled flooring and traditional detailing. The heart of the home is the stunning open-plan kitchen/diner, complete with a large navy kitchen, integrated appliances, space for a range oven, and plenty of storage. The adjoining formal dining area features a bay window and space for a family-sized table, ideal for entertaining.

The day room offers a relaxed and versatile layout, with an L-shaped seating and dining area that's perfect for everyday living. From here, double doors open directly onto the driveway, bringing in natural light and providing easy access. A separate utility room, downstairs W/C, and additional storage room add practicality and convenience.

The traditional dual-aspect lounge is full of character, featuring a bay window, original wooden flooring, log burner, picture rails, coving, and French doors leading to the rear garden—creating a perfect space for both relaxing and entertaining.

Upstairs, the first floor hosts two large double bedrooms, both with bay windows, feature fireplaces, and an abundance of natural light. The luxurious family bathroom includes double sinks and a freestanding roll-top bath.

On the second floor are two further double bedrooms, each with arched windows and one with a feature fireplace. A second stylish bathroom offers a walk-in shower and sash window.

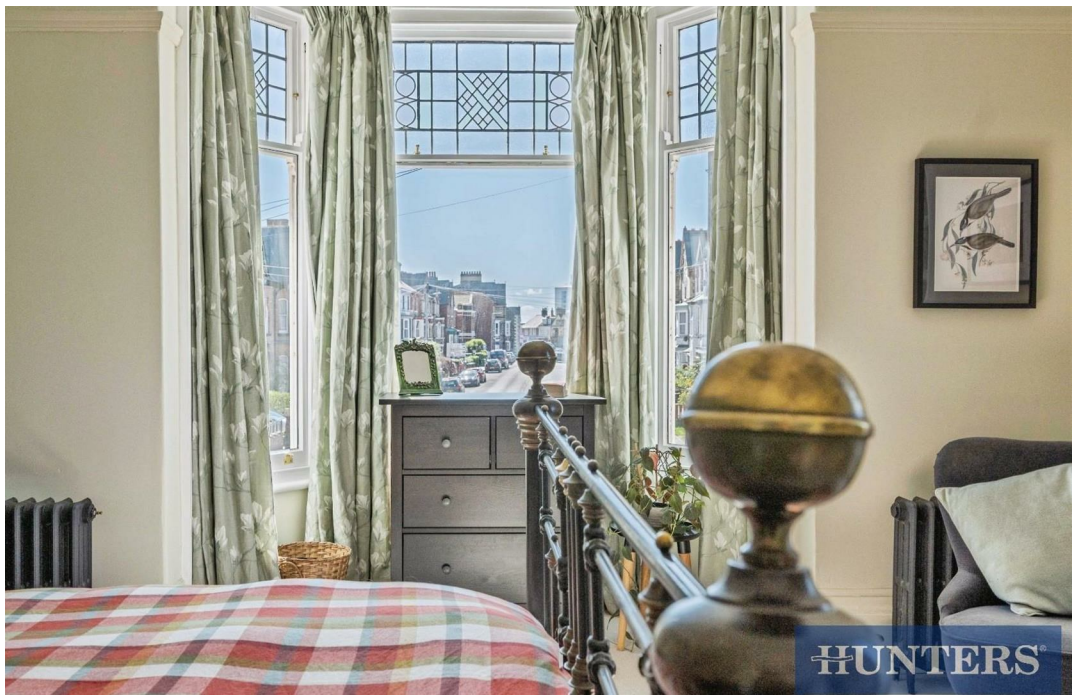
Outside, enjoy a private, well-maintained rear garden with a patio, pergola, and lush lawn. The front provides off-street parking via a private driveway. Schedule your viewing today to truly appreciate this exceptional home!



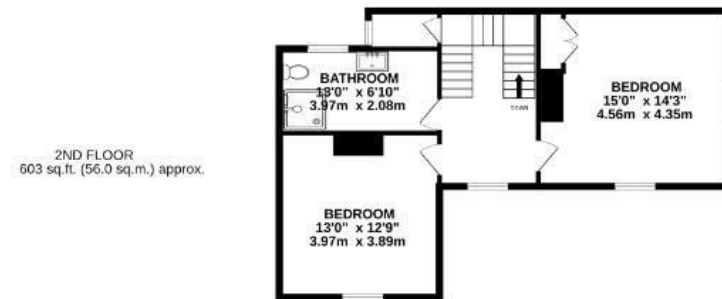
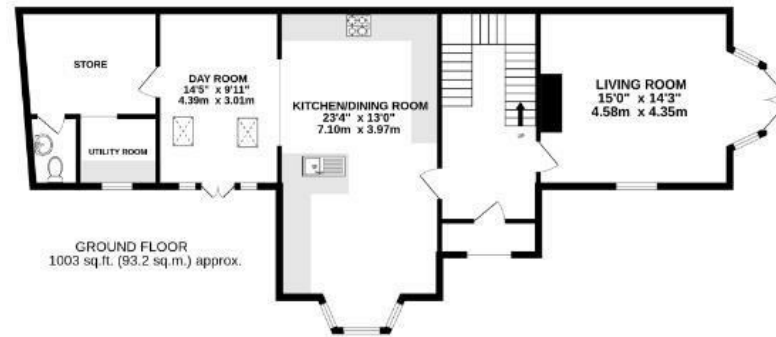












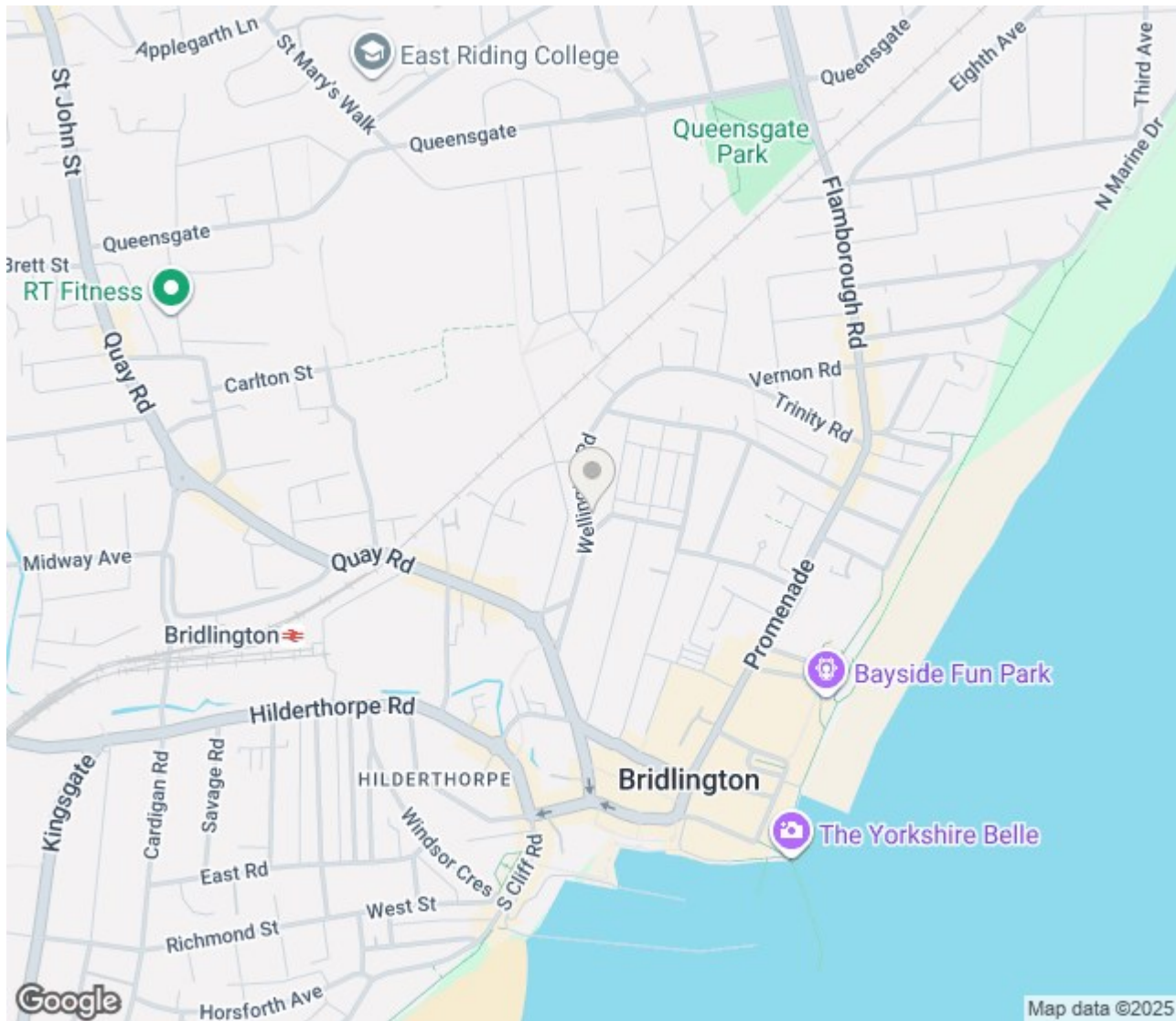
TOTAL FLOOR AREA : 2290 sq.ft. (212.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**27 Quay Road, Bridlington, YO15 2AR | 01262 674252 | [bridlington@hunters.com](mailto:bridlington@hunters.com)**











These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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