



**Wellington Road, Bridlington**  
YO15 2BA

**Offers Over £290,000**





# Wellington Road, Bridlington

## DESCRIPTION

This substantial 7-bedroom semi-detached property, formerly a guest house, offers a rare opportunity to purchase a beautifully maintained and updated family home with versatile living space. Boasting an annexe, generous accommodation across four floors, and off-road parking for three vehicles, this home is ideal for large families or multi-generational living.

Perfectly positioned in the heart of Bridlington, the property is just a short walk from the town centre, the beach, harbour, supermarkets, and excellent transport links.

Enter through a welcoming panelled hallway into a spacious lounge, where a bay window, decorative ceiling roses, ornate cornice, and a feature fireplace create a room full of character. The modern kitchen is well-equipped with ample storage and space for a range oven, fridge/freezer, washing machine, and dryer, with direct access to the rear garden. A second reception room provides a versatile space, perfect as a dining room, family room, or study.

The first floor offers three spacious double bedrooms, each with its own en suite shower room, as well as a family bathroom with a freestanding bath and an additional bedroom currently used for storage. Moving to the second floor, there are two further double bedrooms, both with en suites, and a single bedroom. At the top of the property are two loft rooms, ideal for hobbies or storage, and a convenient WC.

There is an annexe to the rear of the property, accessed via the garden. This private space includes a comfortable room and a stylish bathroom with a modern three-piece suite and shower over the bath.

Outside, the enclosed rear garden provides a relaxing space finished with artificial grass and attractive flower borders, while to the front, the driveway offers off-road parking for up to three vehicles.

Schedule a viewing today!

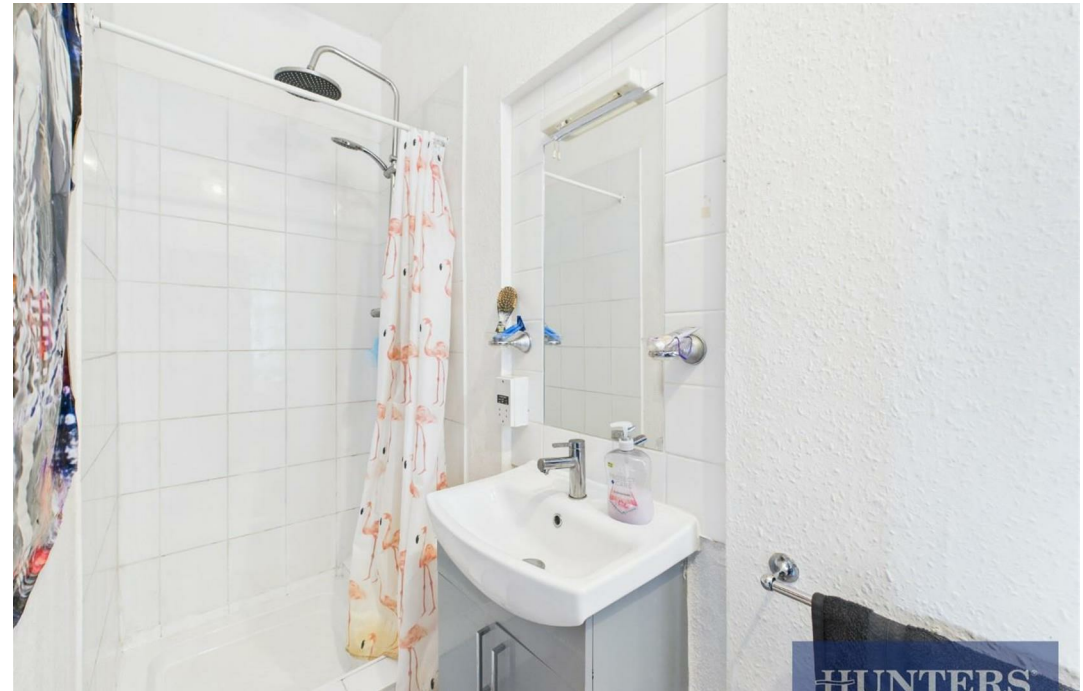
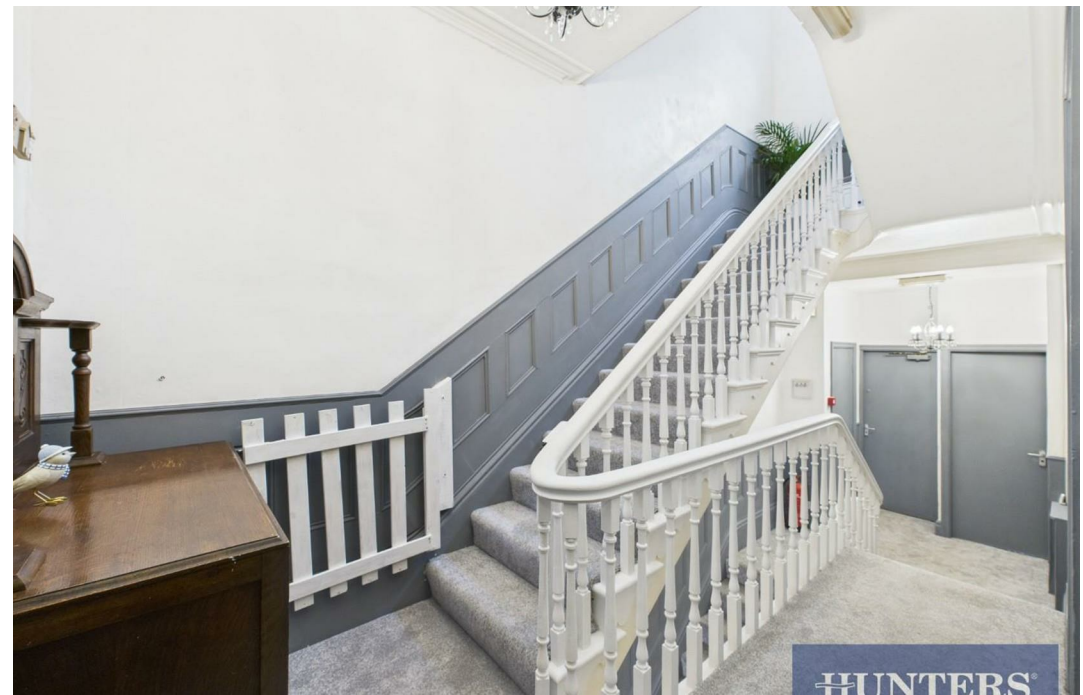
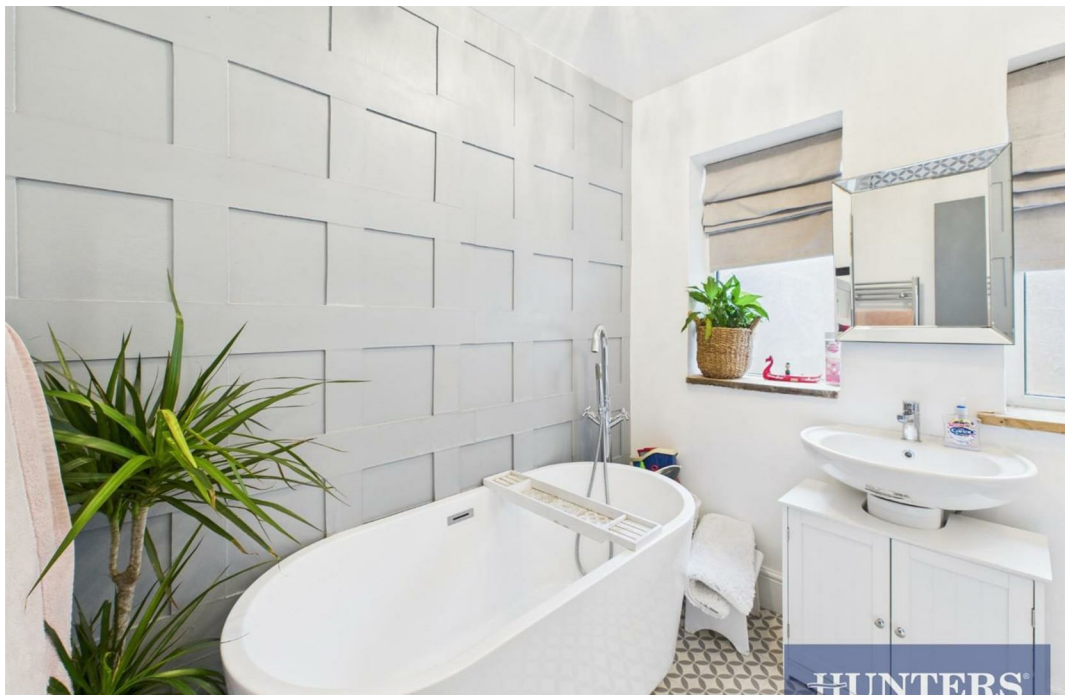




ROOMS









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2700 ft<sup>2</sup>

250.7 m<sup>2</sup>

Reduced headroom

98 ft<sup>2</sup>

9.1 m<sup>2</sup>



Floor 2



Floor 3

(1) Excluding balconies and terraces

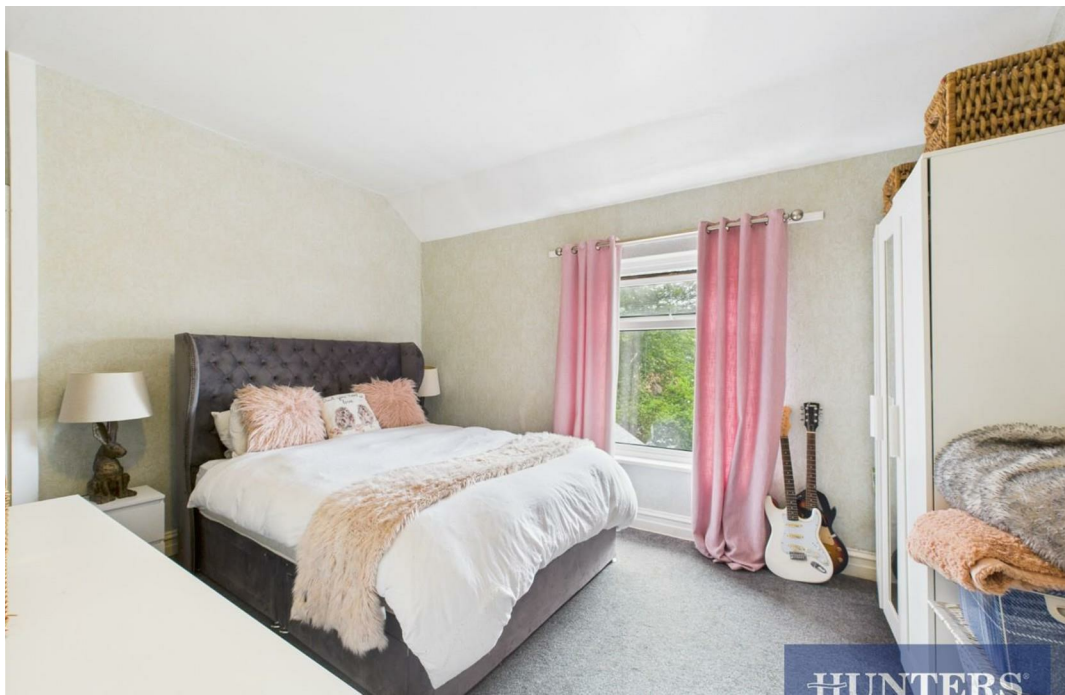
Reduced headroom

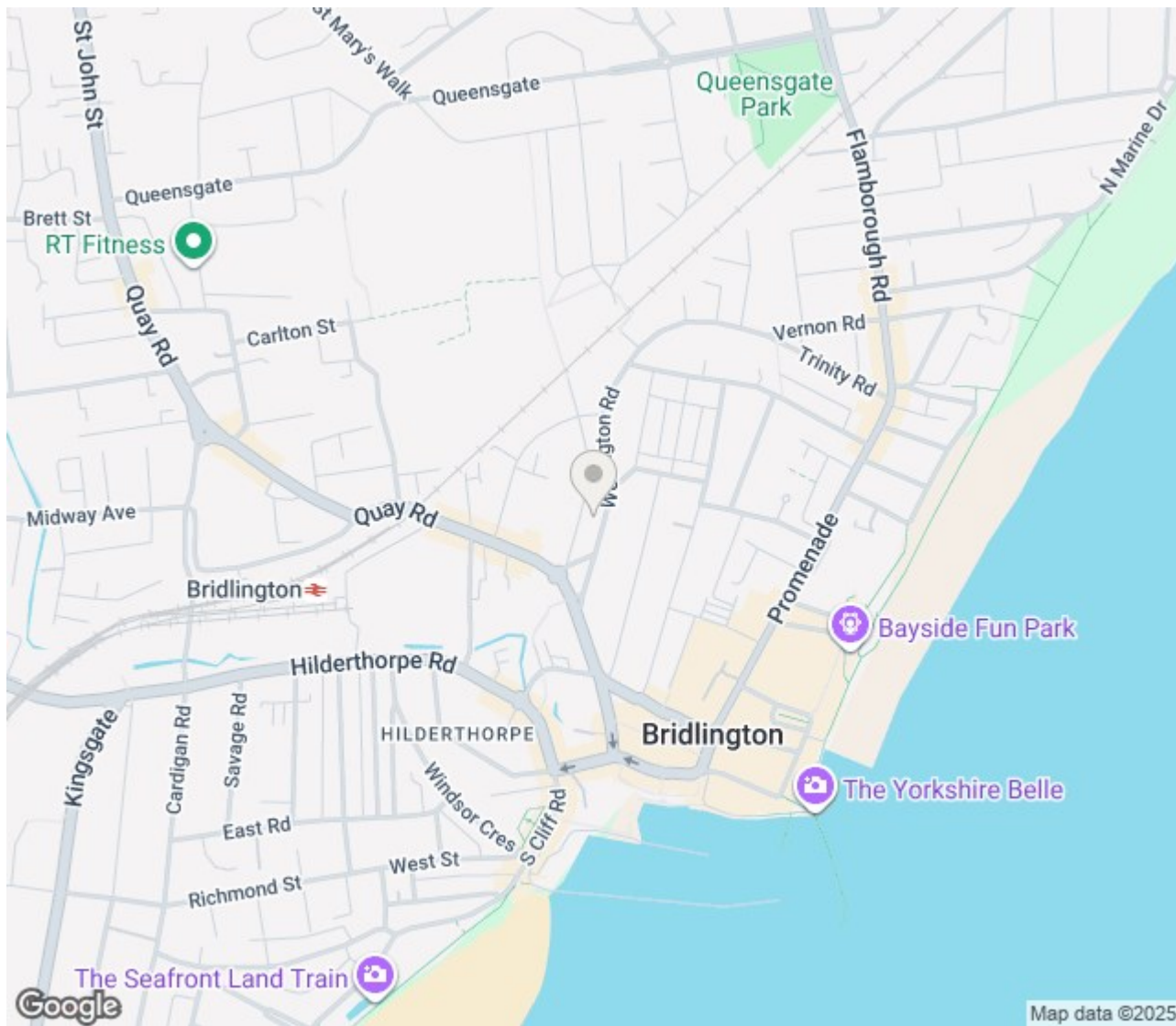
Below 5 ft/1.5 m

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

GIRAFFE360







## 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>76</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.

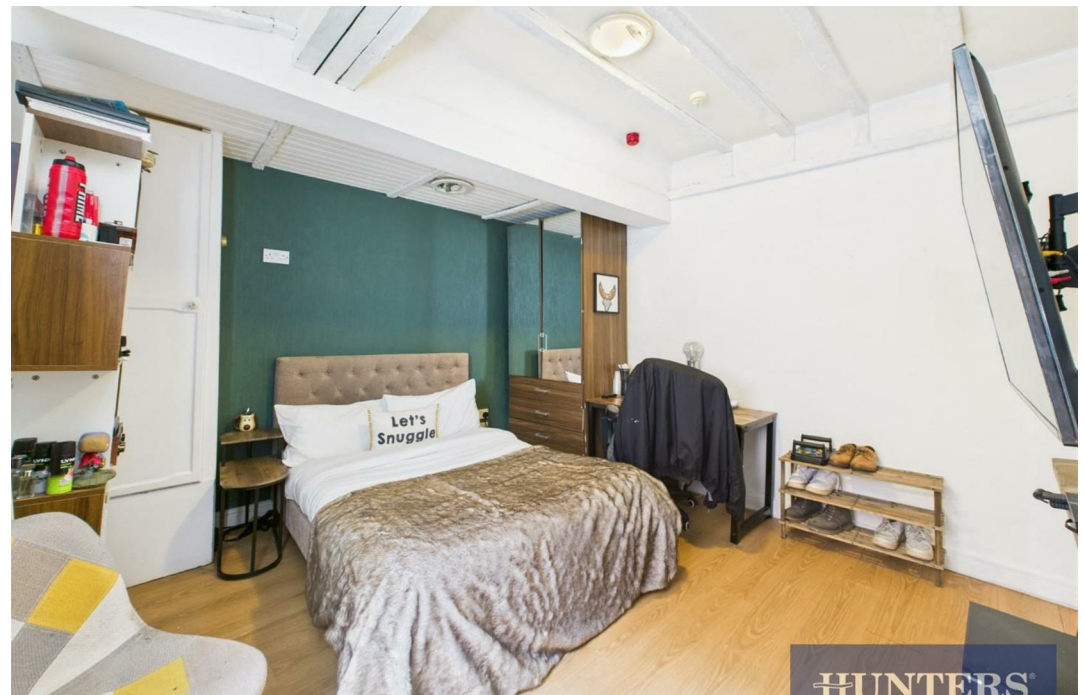
**27 Quay Road, Bridlington, YO15 2AR | 01262 674252 | [bridlington@hunters.com](mailto:bridlington@hunters.com)**

**HUNTERS®**  
HERE TO GET *you* THERE





HUNTERS®



HUNTERS®



HUNTERS®



HUNTERS®





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.