



**22 St. Hilda Street**  
YO15 3EE

By Auction £90,000





# 22 St. Hilda Street

, Bridlington, YO15 3EE

## By Auction £90,000



**\*\* For Sale By Online Auction \*\* Pre-Auction Offers Considered \*\***

22 St Hilda Street is a spacious four bedroom terraced house located on the south side of town and within close proximity to the Bridlington Spa, beach and local shops and cafes. The property retains some charming original features such as deep set skirtings, cornicing and open fireplaces to some of the rooms. The property benefits from a welcoming entrance hall, two reception rooms, kitchen with pantry and rear porch all to the ground floor. The second floor offers two generous bedrooms, separate WC and bathroom. Stairs lead to the second floor where two further good sized bedrooms can be found. The property has double glazing but will require some central heating. The property has a small rear yard, on street parking and is offered for sale with no onward chain. With plenty of further potential to create a lovely, spacious family home in a very convenient location.

- **\*\*Guide Price - £80,000 - £90,000\*\***
- **Buyers Fee Applies**
- **Auction Pack Available On Request**
- **Auction Date - Wednesday 20th August 2025**
- **NO ONWARD CHAIN**
- **Four Bedrooms**
- **Two Reception Rooms**

### Entrance Hall

With a solid wooden door to the front aspect, stairs to the first floor and part panelling to walls.

### Sitting Room

A lovely sized room with UPVC double glazed bay window to the front aspect, coving and ceiling rose and open fire with tiled hearth. (There is also a pipe to connect a gas fire if required)

### Dining Room / Second Reception Room

With UPVC double glazed window to the rear aspect, built in cupboard, shelving and gas fire with tiled surround.

### Kitchen

A blank space with space for units and a sink and drainer unit under the UPVC window. Glazed door to the side porch and part tiled walls. Walk in pantry.

### Rear Entrance Porch

Glazed door to the rear yard area.

### First Floor

With doors to bedrooms one and two, bathroom and separate WC. Stairs leading to the second floor accommodation.

### Bedroom One

Two UPVC double glazed windows to the front aspect and built in cupboard.

### Bedroom Two

UPVC double glazed window to the rear aspect and built in cupboard.

### Bathroom

With bath and pedestal hand wash basin, part tiled walls, part panelling, cupboard housing hot water boiler and UPVC double glazed window to the rear aspect.

### Separate WC

Low flush WC and UPVC double glazed window to the side aspect.

### Second Floor Landing

Doors to bedrooms three and four and skylight window.

### Bedroom Three

Velux window and sloping ceiling.

### Bedroom Four

UPVC double glazed window to the front aspect and sloping ceiling.

## Exterior

A low maintenance walled yard area with rear access gate and two outbuildings, ideal for storage. The front of the property has a small walled garden area and there is on-street parking.

## Services

Mains connected to water, drainage, gas and electric.

## Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.

## AUCTION

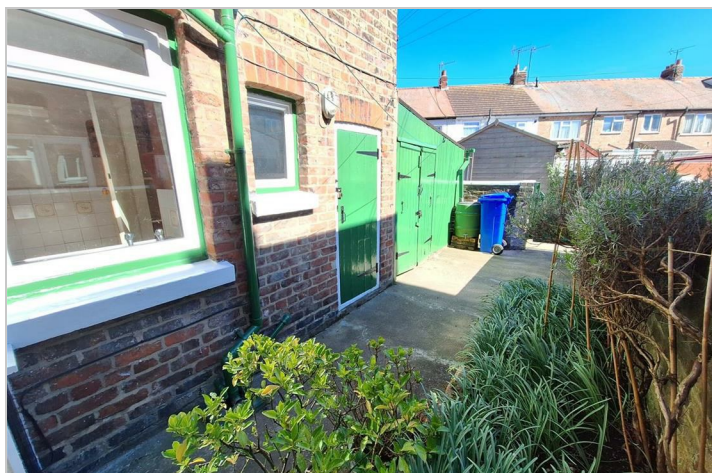
This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is

powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

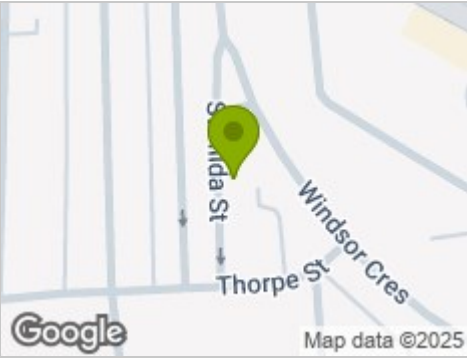
**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.





Road Map



Hybrid Map



Terrain Map



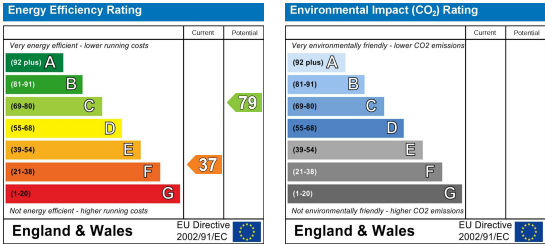
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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