

▪ Ulllyotts ▪
EST 1891



29 St Cuthbert Road
Bridlington
YO16 7SR

GUIDE PRICE

£160,000

3 Bedroom Semi-Detached House

▪ Ulllyotts ▪
EST 1891

01262 401401



Garden

 3
  1
  1
  On Road Parking
  Gas Central Heating

29 St Cuthbert Road, Bridlington, YO16 7SR

This semi-detached home offers a spacious open-plan lounge and dining area, a separate kitchen, a cloakroom and a convenient downstairs WC. Upstairs, there are three well-sized bedrooms and a modern family bathroom. The property also benefits from a southwest-facing garden, perfect for enjoying the afternoon and evening sun.

Situated on St Cuthbert Road which is a pleasant and well-regarded residential area located close to the town's picturesque North Side. The property is ideally situated for easy access to the seafront, offering scenic coastal walks and sandy beaches. Perfect for families, within easy reach are excellent educational facilities including Bay Primary (ages 3-11), Martongate Primary (ages 3-11), Headlands School (ages 11-18) and East Riding College. The area is peaceful yet conveniently close to local amenities, including shops, cafes, beauticians, hairdressers and transport links.

Queens Park is nearby being a picturesque 4.9-acre park with lush greenery, serene atmosphere and well-maintained walking paths offering an ideal setting for walkers for a leisurely stroll in a tranquil setting.

Bridlington is a popular seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, bustling harbour, and traditional charm. The town offers a mix of attractions, from its lively promenade with amusements, cafes, and shops, to the characterful Old Town, rich in history and Georgian architecture. Bridlington is a hub for outdoor activities, including coastal walks, water sports, and boat trips, while nearby landmarks like Flamborough Head and Bempton Cliffs provide stunning natural scenery. With its blend of seaside fun, heritage, and coastal beauty, Bridlington is a favourite destination for visitors and a welcoming place to call home.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

7' 7" x 2' 11" (2.32m x 0.90m)

Entrance to the property is through a uPVC front door, leading into a welcoming entrance hall. The hallway features stylish mosaic-effect vinyl tile flooring, a central heating radiator and a staircase to the first-floor landing. A door from the hall opens into the spacious open-plan lounge and dining area, creating a functional flow through the ground floor.

LOUNGE

12' 9" x 11' 10" (3.90m x 3.62m)

The lounge is a bright and comfortable living space, benefiting from a bay window to the front elevation that allows for plenty of natural light whilst a feature fireplace provides an attractive focal point. The lounge opens seamlessly into the dining area, creating a spacious open-plan layout ideal for both everyday living, dining and entertaining.

DINING ROOM

10' 7" x 10' 5" (3.24m x 3.20m)

The dining room features built-in storage cupboard and a charming arched alcove that adds character to the space. A radiator ensures year-round comfort, while doors lead to the cloakroom and separate kitchen for added convenience. uPVC French doors open directly onto the southwest-facing garden, allowing for an easy indoor-outdoor lifestyle and plenty of natural light.

KITCHEN

9' 10" x 8' 11" (3.02m x 2.73m)

The kitchen is well-appointed with a range of wall, base, and drawer units topped with practical work surfaces and complemented by a tiled splashback and tile-effect vinyl flooring. A stainless steel sink and drainer with mixer tap is ideally positioned beneath a window to the rear elevation, offering pleasant views over the southwest-facing garden. Integrated appliances include a Bosch oven, a four-ring gas hob, and an extractor fan and a radiator. Space for additional appliances such as a washing machine, dryer, and fridge freezer though the current fridge freezer is positioned in front of a door that provides external access to the side of the property.



WC



Landing



Bedroom 1



Bedroom 2

CLOAKROOM

6' 2" x 3' 4" (1.90m x 1.02m)

The cloakroom is a handy addition to the ground floor, offering practical space for coat hanging and everyday storage. It features tile-effect vinyl flooring and a window to the side elevation, allowing for natural light. A door leads through to the WC.

WC

8' 3" x 3' 0" (2.53m x 0.93m)

The WC is fitted with a wash hand basin and low-level toilet, with tile-effect vinyl flooring continuing the practical finish. There is space for shoe storage, making efficient use of the area and the gas and electric meters are also housed here, neatly tucked away yet easily accessible.

FIRST FLOOR LANDING

8' 2" x 3' 0" (2.51m x 0.92m)

With a window to the side elevation and access to all upstairs rooms.

BEDROOM 1

12' 10" x 9' 1" (3.92m x 2.78m)

The master bedroom benefits from a window to the front elevation with a radiator and loft access to a partially boarded loft.

BEDROOM 2

10' 6" x 9' 1" (3.21m x 2.79m)

With a window to the rear elevation overlooking the rear garden and a radiator.

BEDROOM 3

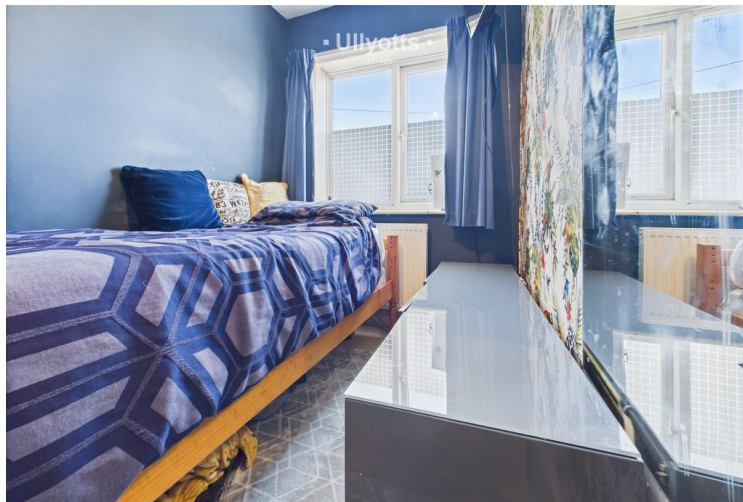
8' 11" x 5' 11" (2.72m x 1.82m)

With a window to the front elevation and a radiator.

BATHROOM

5' 10" x 5' 10" (1.80m x 1.79m)

The family bathroom is bright and functional, featuring a window to the side elevation that provides natural light and ventilation. The walls are fully tiled and tile-effect vinyl flooring adds to the low-maintenance appeal. The suite includes a panelled bath with an electric shower over, a wash hand basin, a WC, and a radiator, offering everything needed for comfortable daily use.



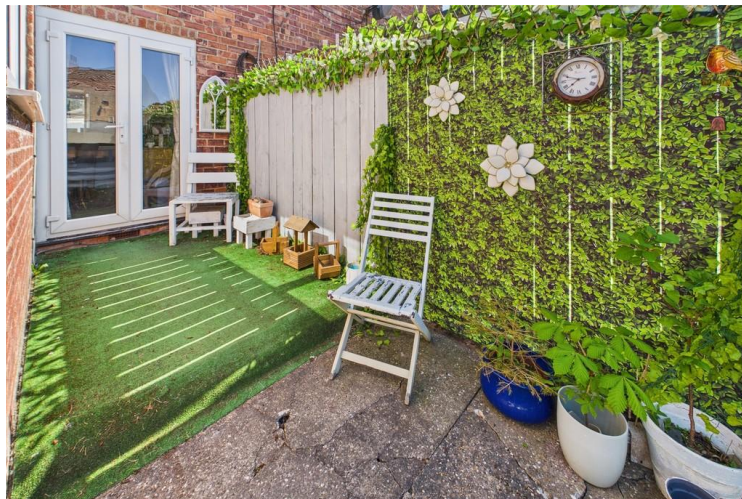
Bedroom 3



Bathroom



Garden



Garden

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

OUTSIDE

To the rear, the property offers a southwest-facing garden, mainly laid to lawn-perfect for relaxing, entertaining, or family play. A garden shed provides useful storage, and a side pathway offers convenient access to the front of the property.

At the front, the home is set back from the road behind a fenced boundary, with a gravelled area and a pathway leading to the front entrance, creating a welcoming approach and added privacy.

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

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 72 m2 (775 ft2)



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



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BRIDLINGTON

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