



1 Black Cottage, Grindale Road  
Bridlington  
YO16 6XH

OFFERS OVER

**£290,000**

3 Bedroom Semi-detached house



View



3



1



2



Double  
Garage



LPG Central Heating

## 1 Black Cottage, Grindale Road, Bridlington, YO16 6XH

A rare opportunity to acquire this charming three-bedroom semi-detached cottage, uniquely designed as an upside-down house to make the most of its stunning open field views. Set on a generous plot, the ground floor features two well-proportioned bedrooms and a stylish family bathroom, while the first floor offers a spacious open-plan lounge, dining and kitchen area, along with a third bedroom and en-suite. The property also benefits from ample parking, a double garage and a delightful secret garden-perfect for those seeking countryside charm.

With a bus stop conveniently located at the end of the road, this property is perfectly positioned for easy access to nearby towns -ideal for those looking to enjoy coastal days out, local amenities, or a simple, stress-free commute.

Situated just off the cross roads between Buckton and Grindale. Grindale is a charming village nestled in the heart of East Yorkshire, England. This quaint locale offers a unique blend of rural tranquillity and rich history, making it an ideal destination for tourists seeking a peaceful retreat. From its picturesque landscapes, traditional English cottages, to the warm hospitality of its residents, Grindale promises an authentic Yorkshire experience. Whether you're a history enthusiast or nature lover. Buckton, a picturesque village, just a stone's throw from the coastal town of Bridlington. Surrounded by open countryside and steeped in rural charm, Buckton offers a peaceful village atmosphere with easy access to nearby beaches, nature reserves, and walking trails.





Entrance



Bedroom 2



Bedroom 3



Bathroom

## Accommodation

### ENTRANCE HALL

15' 1" x 5' 10" (4.61m x 1.79m)

Entrance is via a glazed uPVC door into the hallway, with doors leading to two ground floor bedrooms and the main family bathroom. Fitted wardrobes provide useful storage and hanging space, along with plumbing for a washing machine. Stairs rise to the first-floor landing, where the main living accommodation is located.

### BEDROOM 2

12' 8" x 11' 9" (3.88m x 3.59m)

One of the ground floor bedrooms benefits from dual-aspect windows to the front and side elevations, allowing plenty of natural light to flood the space. A radiator ensures year-round comfort, making it a bright and welcoming room.

### BEDROOM 3

12' 0" x 11' 5" (3.68m x 3.48m)

The second ground floor bedroom features windows to both the front and side elevations, providing excellent natural light. It is finished with laminate flooring, a radiator and includes a little cupboard housing the fuse box and internal stop tap.

### BATHROOM

10' 3" x 6' 2" (3.13m x 1.89m)

The main family bathroom features tiled flooring and partially tiled walls, offering a stylish and practical finish. It is fitted with a panelled bath, glass screen, and a sleek black double-head thermostatic shower with an inset spotlight above and an extractor fan. Additional fittings include a vanity wash hand basin, soft-close WC, and a window to the front elevation providing natural light. The LPG central heating combi boiler is neatly housed within the bathroom for convenience.

### FIRST FLOOR

The staircase leads to the first floor, opening into a spacious and light-filled open plan lounge, dining, and kitchen area-perfect for modern living and entertaining. A door from this area leads to the master bedroom, which benefits from its own private en-suite, completing the thoughtfully designed upside-down layout.



Stairs



Open Plan Lounge/Dining/Kitchen



Open Plan Lounge/Dining/Kitchen



Open Plan Lounge/Dining/Kitchen

## OPEN PLAN LOUNGE DINING KITCHEN AREA

27' 1" x 11' 11" (8.26m x 3.65m)

This open plan lounge, dining, and kitchen space truly forms the heart of the home, offering a warm and inviting area to relax or entertain. With spectacular open countryside views from every window, it perfectly combines comfort and style with a breathtaking rural backdrop.

With wood-effect laminate flooring throughout. The living area offers space for an electric fire, along with fitted storage, shelving, and a radiator. The dining and kitchen area is generously sized with plenty of room for a dining table. The modern kitchen features white gloss base drawer units with a worktop over, a 1½ bowl sink and drainer with mixer tap, a breakfast bar with additional base units, an electric hob, and an oven with a convenient slide-away door. A further radiator ensures comfort throughout the space.

## BEDROOM 1

12' 11" x 11' 11" (3.96m x 3.64m)

The master bedroom features windows to both the front and side elevations, showcasing beautiful views-one of which is the current owner's favourite outlook from the entire house. The room includes a radiator for comfort and has direct access to a private en-suite.

## ENSUITE

4' 9" x 3' 7" (1.46m x 1.10m)

The en-suite shower room features a corner shower unit with tiled surround, sliding doors and a thermostatic shower. Inset spotlighting and a fitted extractor fan ensure a bright and well-ventilated space, while a wash hand basin, WC, and practical vinyl flooring complete the space.

## CENTRAL HEATING

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

## DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

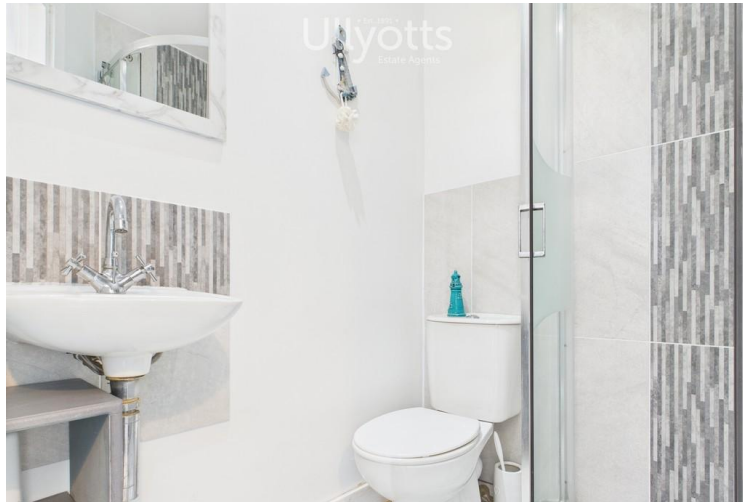




Bedroom 1



View



Shower Room



Garden

## OUTSIDE

To the front of the property is a spacious forecourt and a lawned garden surrounded by established hedging for privacy and vibrant, colourful bushes. The LPG tank is also discreetly positioned within this area. A charming secret garden is accessed through a garden shed, revealing a beautifully presented private retreat. This hidden gem features a decked area with steps leading down to a secluded, fenced space laid with slate chippings and gravel-perfect for displaying potted plants and enjoying peaceful outdoor moments.

Part of the garage has been cleverly converted into a sun room, featuring double French doors that open out to the garden-an ideal spot for reading, relaxing, or casual dining. This versatile space adds charm and functionality but can easily be reverted back to a full garage if desired.

A strip of land to the rear of the property is also owned and maintained, providing additional outdoor space.

## GARAGE/PARKING

18' 11" x 18' 9" (5.79m x 5.73m)

Forecourt parking is available for multiple vehicles, offering ample space for residents and guests. The double garage benefits from power and lighting, featuring two separate doors and a personnel door to the side for convenient access.

\*Measurements are slightly smaller due to the purpose-built summer house using part of the garage

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

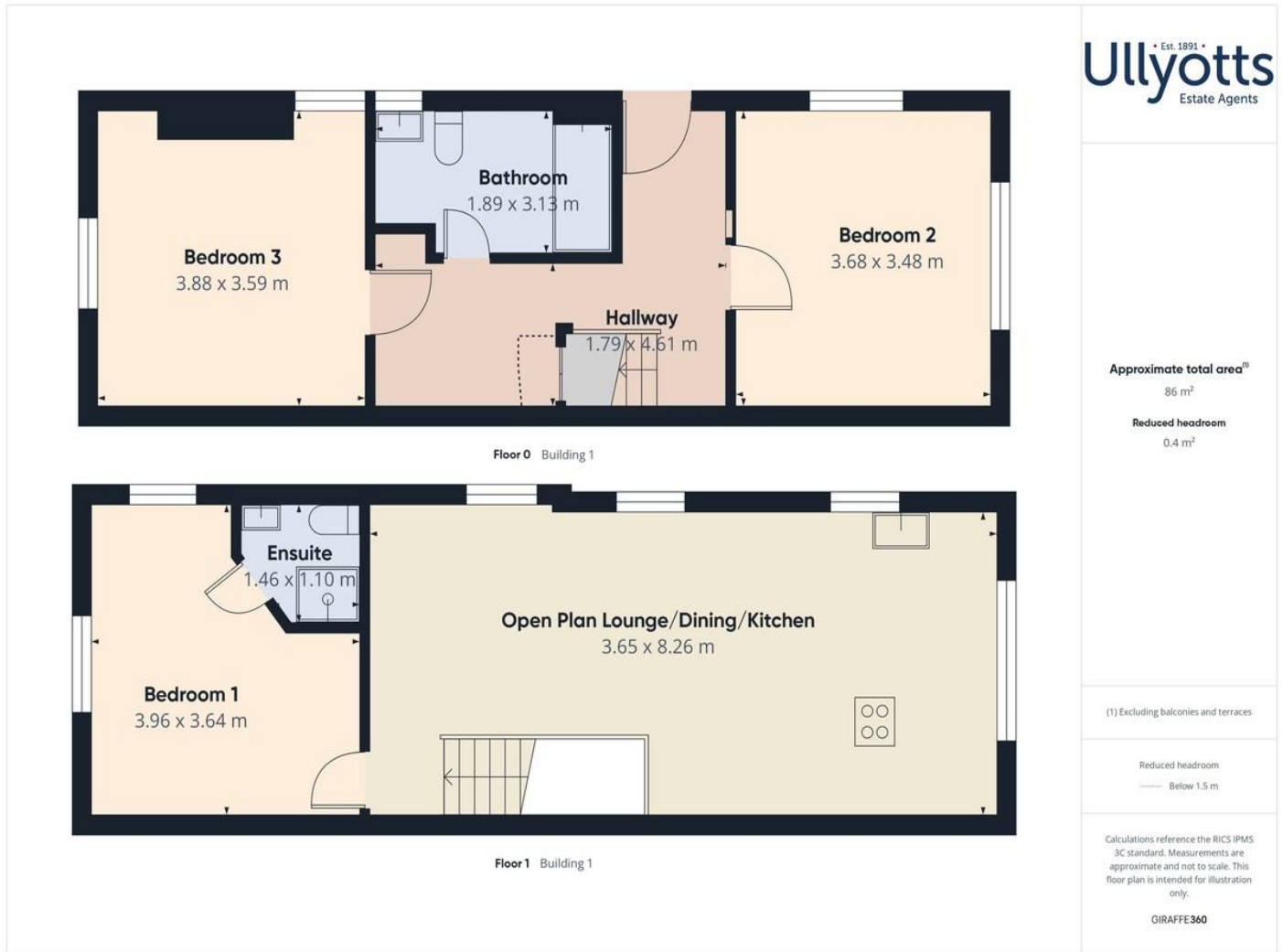
## SERVICES

Electric and water are available to the property

## COUNCIL TAX BAND - B

## ENERGY PERFORMANCE CERTIFICATE - AWAITED

The stated EPC floor area, (which may exclude conservatories),  
is approximately 86 m<sup>2</sup> (925 ft<sup>2</sup>)



#### 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

#### 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







# ■ Ulllyotts ■

EST 1891



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