



38 Buckrose Grove  
Bridlington  
YO16 4EQ

ASKING PRICE OF

**£170,000**

3 Bedroom End Terraced House

■ **Ulllyotts** ■  
EST 1891

01262 401401





Allocated  
Parking



Gas Central Heating

### 38 Buckrose Grove, Bridlington, YO16 4EQ

Located on a modern estate on the edge of the town, this end-terraced property offers contemporary living with convenient access to amenities. Boasting three bedrooms, a family bathroom, lounge, kitchen, and sunroom, it caters to modern lifestyles and would be perfectly suited to a first-time buyer. The garden features a secure fenced boundary, low-maintenance astro turf and patio seating area, providing a private outdoor space. Additionally, the property includes an allocated parking space to the front, ensuring hassle-free parking.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has

attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services.



Hall



wc



Lounge



Kitchen

## Accommodation

### ENTRANCE HALL

The entrance is via a part glazed and wooden door into an airy entrance hall with window to the side elevation, door to the downstairs WC and lounge.

### WC

6' 6" x 2' 9" (1.983m x 0.859m)

With a vanity wash hand basin, WC, window to front elevation and grey wood effect vinyl flooring.

### LOUNGE

15' 9" x 14' 6" (4.820m x 4.438m)

A good sized lounge with window to the front elevation, radiator, stairs to first floor landing with space for coat hanging and shoe storage and door to:

### KITCHEN

14' 6" x 8' 2" (4.433m x 2.511m)

A range of wall and base units with work top over, a breakfast bar which offers dining space whilst

keeping a modern feel to the property. Wood effect vinyl flooring. Space for slim line dishwasher and washing machine, Neff electric oven and Hotpoint gas hob with extractor fan over, 1 1.2 bowl stainless steel sink with mixer tap over, tiled splash back, window to the rear elevation, door to understairs storage which is prepared for housing a tumble dryer and uPVC door onto:

### SUN ROOM

14' 1" x 11' 2" (4.310m x 3.423m)

An additional reception room which could double up as a home office, crafts room or snug, this room is made up of part brick and part uPVC construction. The current owners have recently had a ceiling fitted with inset spotlights making it a more usable space during the different seasons. With vinyl flooring and French doors onto the garden.

### FIRST FLOOR LANDING

With window to side elevation, loft hatch and doors to upstairs rooms.





Kitchen



Sun Room



Bedroom 1

### BEDROOM 1

13' 3" x 8' 3" (4.046m x 2.533m)

With feature panelling, window to front elevation and radiator.

### BEDROOM 2

10' 9" x 8' 3" (3.286m x 2.522m)

With feature panelling, window to front elevation and radiator.

### BEDROOM 3

10' 11" x 10' 1" (3.332m x 3.098m)

With storage cupboard housing the hot water tank, window to front elevation and radiator.

### BATHROOM

6' 1" x 5' 5" (1.871m x 1.661m)

A sleek and stylish bathroom that has been recently updated by the current owners, a choice of grey tiles for the walls with feature behind the middle set waterfall bath taps. Bath with a double head



Bedroom 2

thermostatic shower over and glass screen, wash hand basin, WC, grey wood effect vinyl flooring, feature backlit mirror and inset spot lights.

### 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 sealed unit double glazing throughout.

### OUTSIDE

To the front of the property is an allocated private parking space for the property, slate chippings which could also be used as additional parking and paved pathway up to the front door entrance and to the side of the property to rear gated access.

To the rear is a secure good sized garden with fenced boundary mainly laid to astro turf with





Bathroom



Bathroom



Garden



Garden

additional paved seating areas which can be used for dining in the summer months.

**TENURE**

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

**COUNCIL TAX BAND - RATED B**

**ENERGY PERFORMANCE CERTIFICATE - TBC**

**SERVICES**

All mains' services are available at the property.

**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.

**WHAT'S YOURS WORTH?**

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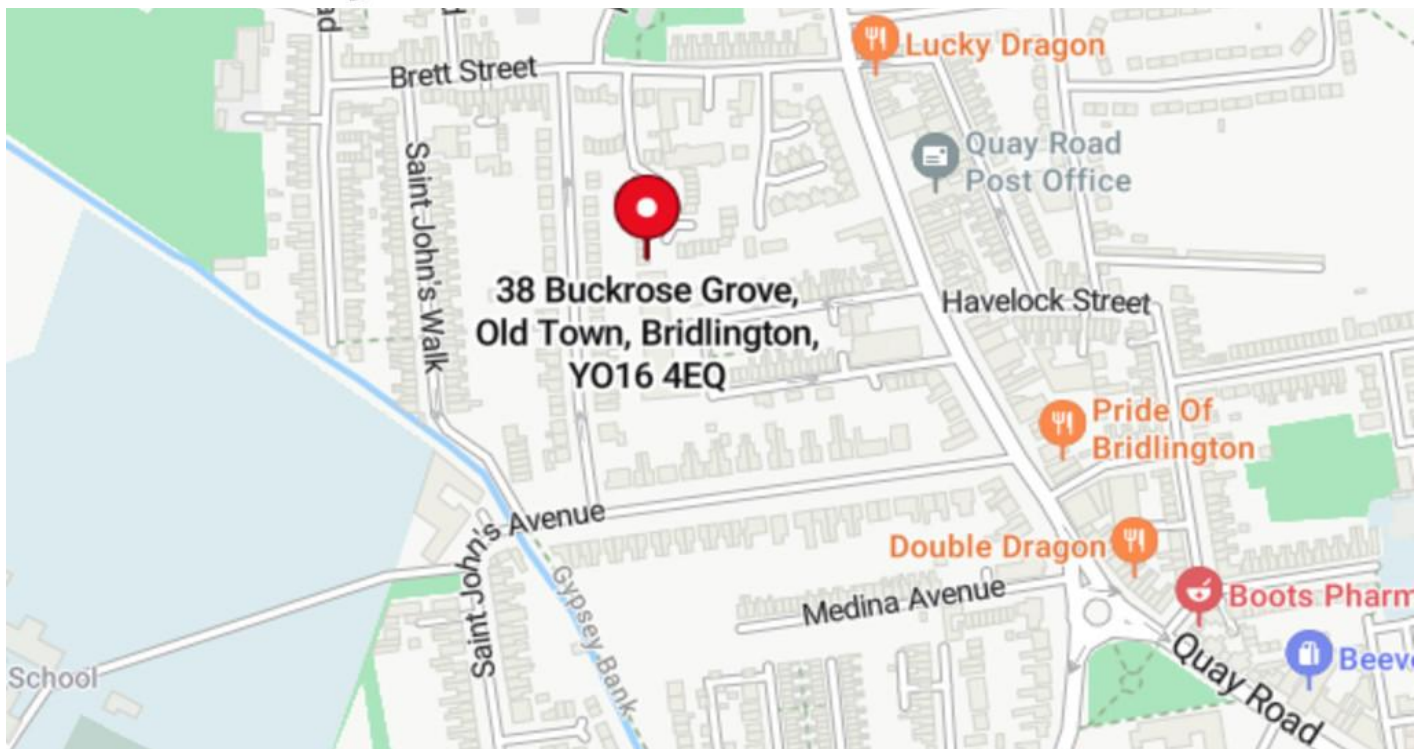
\*by any local agent offering the same level of service.

**VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately tbc



# Why Choose Ulllyotts?



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