



2 Cotterdale Close
Bridlington
YO16 6RP

ASKING PRICE OF

£289,950

4 Bedroom Detached House



Kitchen

 4
  1
  2
  Garage, Off Road Parking
  Gas Central Heating

2 Cotterdale Close, Bridlington, YO16 6RP

This immaculate four-bedroom detached home is beautifully presented and located in a highly desirable residential area, overlooking a green space and children's play park. The spacious ground floor offers a welcoming lounge open to the dining room, a modern kitchen, a separate utility room and a convenient downstairs WC. Upstairs, there are four generously sized bedrooms, including a master with en-suite, along with a stylish family bathroom. Externally, the property boasts both front and rear gardens, a garage, and off-road parking-ideal for family living in a sought-after setting.

The Crayke and Martongate are on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op

supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store.

Bridlington is a charming coastal town offering a fantastic lifestyle for families, with its award-winning sandy beaches, picturesque promenades, and vibrant harbour. The town offers a wide range of amenities, including excellent schools, leisure facilities, parks, and a variety of shops, cafes, and restaurants. Families can enjoy days out at the popular Sewerby Hall and Gardens, explore nearby nature reserves, or take advantage of the many community events and attractions throughout the year. With its friendly atmosphere and beautiful surroundings, Bridlington is an ideal place to call home.



Entrance Hall



Lounge



Lounge



Dining Room

Accommodation

ENTRANCE HALL

6' 1" x 3' 8" (1.86m x 1.14m)

The property is entered into the entrance hall, which features a radiator, stairs leading to the first-floor landing and doors providing access to the downstairs rooms.

LOUNGE

14' 5" x 12' 5" (4.41m x 3.79m)

The lounge benefits from a window to the front elevation, a handy storage cupboard, a radiator and an opening leading through to the dining room.

DINING ROOM

11' 3" x 8' 2" (3.44m x 2.50m)

The dining room boasts a large window overlooking the rear garden, flooding the space with natural light. It also offers direct access to the garden through a convenient door, a radiator for comfort, and a doorway connecting seamlessly to the kitchen.

KITCHEN

11' 2" x 10' 9" (3.42m x 3.28m)

The kitchen features a stylish range of grey matt handleless wall, base, and drawer units topped with a work surface and complemented by a tiled splashback and wood-effect laminate flooring. Fitted appliances include a dishwasher, tall fridge and freezer, Lamona double oven, Lamona oven and microwave, Lamona induction hob with extractor fan, and a sleek black 1½ bowl sink with drainer and mixer tap positioned beneath a rear-facing window. A vertical radiator adds warmth, and an archway leads through to the utility space, enhancing the kitchen's open and functional design.

UTILITY ROOM

7' 3" x 5' 1" (2.21m x 1.55m)

The utility space features matching wall and base units housing the gas central heating boiler with a worktop and tiled splashback, continuing the wood-effect laminate flooring from the kitchen. It includes a radiator, plumbing and space for a washing machine, a UPVC door leading to the rear garden, and a door providing access to the downstairs WC.



Kitchen



Utility



WC

DOWNSTAIRS WC

5' 1" x 3' 8" (1.56m x 1.12m)

The WC features a window to the side elevation, a radiator, a vanity wash hand basin, and partially tiled walls for a clean and fresh finish.

LANDING

11' 2" x 3' 2" (3.41m x 0.98m)

The first-floor landing provides access to all rooms and features a loft hatch with a pull-down ladder leading to a fully boarded loft space.

MASTER BEDROOM

11' 9" x 9' 9" (3.59m x 2.98m)

The master bedroom features a window to the rear elevation, fitted mirrored wardrobes with hanging space and shelving, a radiator, and a door leading to the en-suite shower room.

MASTER ENSUITE

9' 1" x 4' 6" (2.79m x 1.38m)

The spacious en-suite features a vanity wash hand basin and WC, a large fitted wall-mounted mirror, and a double shower with a glass screen and dual shower heads. The



Landing

room is finished with tiled walls and flooring, a heated towel ladder, and inset spot lighting for a light, modern feel.

BEDROOM 2

12' 6" x 10' 0" (3.83m x 3.05m)

The second bedroom offers a window to the rear elevation, a storage cupboard housing the hot water tank and a radiator.

BEDROOM 3

13' 5" x 8' 9" (4.11m x 2.67m)

Bedroom three features a window to the front elevation and a radiator, providing a bright and comfortable space.

BEDROOM 4

9' 4" x 9' 1" (2.87m x 2.77m)

The fourth bedroom benefits from a window to the front elevation, offering pleasant views of the park, along with a radiator for added comfort.



Bedroom 1



Ensuite



Bedroom 2



Bedroom 3

BATHROOM

7' 3" x 6' 1" (2.23m x 1.87m)

The family bathroom is light and airy, featuring a window to the front elevation that fills the space with natural light. It includes wood-effect laminate flooring, partially tiled walls, a panelled bath, a vanity wash hand basin with a tiled splashback, a WC, and a radiator for warmth.

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.

PARKING / GARAGE

The driveway at the front of the property provides off-street parking and convenient access to the garage.

OUTSIDE

To the rear lies a low-maintenance garden, predominantly paved, with steps leading up to a fenced pergola area-perfect for a hot tub or home bar. Beyond this is a further decked seating area accented with slate chippings, ideal for relaxing or entertaining.

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 - E

ENERGY PERFORMANCE CERTIFICATE - AWAITED



Bedroom 4



Bathroom



Rear Garden



Rear Garden

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



Garage

The stated EPC floor area, (which may exclude conservatories),
is approximately 100.2 m² (1078 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



2 Cotterdale Close



Testimonials

“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”

■ Ulllyotts ■

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