



5 Bilsdale Crescent
Bridlington

YO16 6GZ

ASKING PRICE OF

£300,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



5 Bilsdale Crescent, Bridlington, YO16 6GZ

Nestled in a sought-after residential area, this modern 4-bedroom detached house epitomizes contemporary living at its finest. Its sleek design and convenient location near schools and amenities make it an ideal home for families seeking both style and practicality. The property briefly comprises, a lounge, kitchen diner, snug, utility room, downstairs WC, four good sized bedrooms, one with an ensuite, and main family bathroom. Off road parking for multiple vehicles and a garage.

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. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.



Entrance Hall



Lounge



WC



Kitchen / dining area

Accommodation

ENTRANCE HALL

The entrance is via a grey composite door into the hallway, with stairs up to the first floor landing, radiator, herringbone effect vinyl flooring and doors to all downstairs rooms.

LOUNGE

15' 8" x 11' 1" (4.786m x 3.385m)

A cosy lounge with window to front elevation, electric fire in situ with marble hearth and feature wooden surround, coving and radiator.

WC

With WC, vanity wash hand basin, window to side elevation, radiator and wood effect vinyl flooring.

UTILITY ROOM

6' 1" x 4' 10" (1.861m x 1.483m)

A useful space which provides an additional work surface and is used by the current owners as a wash room with plumbing for the washing machine and space for a tumble dryer. With tiled splash back, radiator and door to side access.

DINING KITCHEN

14' 0" x 9' 8" (4.283m x 2.949m)

A beautifully presented kitchen with a range of cream shaker wall and base units with wood effect worktop over, a 1 1/2 bowl stainless steel sink with drainer and mixer tap over set below a window which overlooks the garden, built in Bosch electric oven, Lamona gas hob with extractor fan over. Space for dishwasher and undercounter fridge.

SNUG

10' 3" x 9' 9" (3.135m x 2.995m)

An additional reception room that could have multiple uses, the current owners currently have it set out as a snug and home office but could easily double up as a games room or dining room. With laminate flooring and sliding uPVC doors onto the garden.

FIRST FLOOR LANDING

With loft hatch, door to storage cupboard and doors to upstairs rooms.



Kitchen



Snug



Bedroom 1



Bedroom 2

BEDROOM 1

12' 4" x 11' 3" (3.782m x 3.443m)

A beautifully presented master bedroom with built in wardrobe storage, window to the front elevation, radiator, coving and door to:

ENSUITE

With window to side elevation, wood effect vinyl flooring, WC, wash hand basin with feature tiled splash back, thermostatic shower with tiled surround and radiator.

BEDROOM 2

10' 9" x 9' 9" (3.281m x 2.987m)

With window to the front elevation, built in wardrobe, drawer and desk storage and radiator.

BEDROOM 3

9' 7" x 9' 2" (2.934m x 2.804m)

With window to the rear elevation and radiator.

BEDROOM 4

12' 0" x 8' 2" (3.673m x 2.492m)

With window to the rear elevation, radiator and storage cupboard.

BATHROOM

6' 5" x 5' 6" (1.960m x 1.685m)

A white suite with panelled bath with electric shower over, vanity wash hand basin and WC, heated towel ladder, window to rear elevation and fully tiled walls and flooring.

GARAGE

With up and over door and power and light connected.

DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.

CENTRAL HEATING

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

OUTSIDE

To the rear of the property the garden benefits from a fenced boundary, a nice balance of patio and greenery the patio area is used by the current owners as a seating and dining area.



Bedroom 3



Bedroom 4



Bathroom



Garage

TENURE

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

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - RATED C

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.

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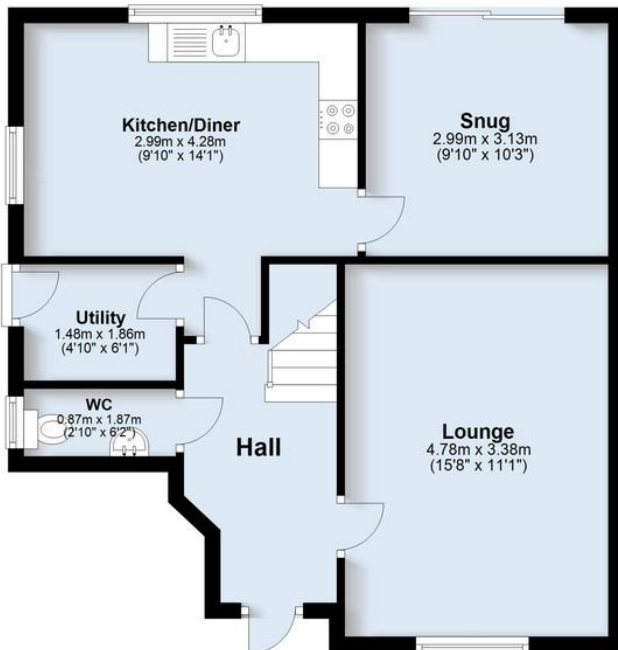
VIEWING

Strictly by appointment with Ulllyotts.

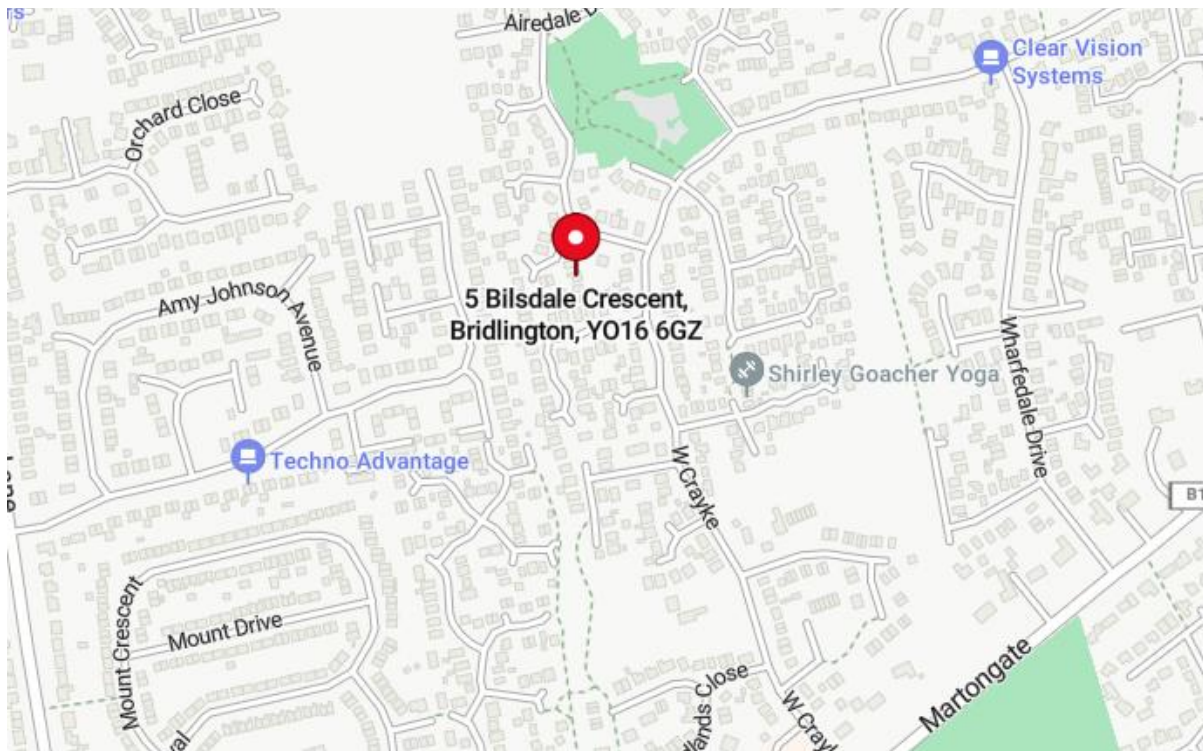
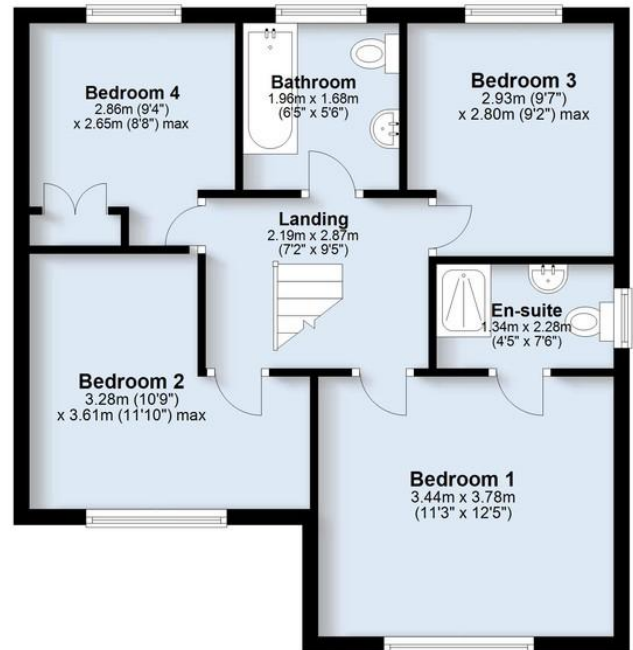
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 90 sq m

Ground Floor



First Floor



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