



237 Queensgate
Bridlington
YO16 6RG

OFFERS OVER

£260,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



2



1



1



Garage, Off
Road Parking



Gas Central Heating

237 Queensgate, Bridlington, YO16 6RG

Welcome to this delightful two-bedroom semi-detached bungalow, perfectly situated in the highly sought-after location of Queensgate. This property offers a blend of comfort, modern living, and convenience, ideal for couples, small families, or retirees. The property benefits from a good-sized kitchen diner, lounge, sun room and modern bathroom.

The property is located on the north side of Bridlington, set in a very desirable and quiet location, with an easy walk to the north beach or the town centre and is on a bus route into the town.

Bridlington is known for its picturesque seaside setting and is a popular resort with two main

beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm.

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 Hull to the south, together with some villages. Bus services are available within the town and to other areas.



Entrance Hall



Lounge



Log Burner



Kitchen

Accommodation

ENTRANCE HALL

The entrance is via a side uPVC glazed door into porch area with tiled floor and wood effect composite door into main entrance hall.

With loft access with pull down ladder into a fully boarded loft with Velux window. Radiator, coving and doors to all rooms.

LOUNGE

15' 9" x 13' 10" (4.809m x 4.241m)

With large bay window to the front elevation, coving, multifuel log burner with tiled hearth and feature floating beam and radiator.

KITCHEN/DINER

17' 7" x 8' 0" (5.371m x 2.457m)

A good sized kitchen and dining area which is perfect for entertaining, with a range of wall and base unit with work top over, 1/12 bowl Astrite sink and drainer with mixer tap over. Island with base units,

shelf storage and oak work top over. Range oven, washing machine, dishwasher and fridge and freezer (all included in the sale). New Combi boiler fitted May 2024. Laminate flooring, window to side elevation uPVC door onto the garden, coving radiator and door to:

SUN ROOM

9' 10" x 11' 8" (3.782m x 3.569m)

With laminate flooring, windows to rear elevation and French doors on to the garden, Velux, inset spotlighting and radiator.

BEDROOM 1

12' 10" x 12' 0" (3.937m x 3.667m)

With window to the front elevation, built in wardrobe storage with sliding doors, coving and radiator.

BEDROOM 2

11' 11" x 10' 11" (3.638m x 3.335m)

With sliding uPVC doors onto the sunroom, coving



Kitchen / diner



Sun room



Bedroom 1



Bedroom 2

and radiator.

SHOWER ROOM

9' 1" x 5' 7" (2.789m x 1.727m)

A modern shower room with windows to the side elevation, partially tiled walls, tile effect flooring, vanity unit with wash hand basin and WC. Quadrant shower with glass door and a double head thermostatic shower over. Heated towel ladder and extractor fan.

GARAGE

With up and over door with power and light connected. Window to the side elevation and personnel door.

OUTSIDE

To the rear of the property lies a low maintenance garden with a fenced boundary. A mix of decking, gravel and patio area with colourful planters and log store.

To the front, the property sits back behind a shallow

wall with lawned area and paved parking area with drive down to the garage.

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.

TENURE

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

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED D



shower room



shower room



Garage



Garden

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.

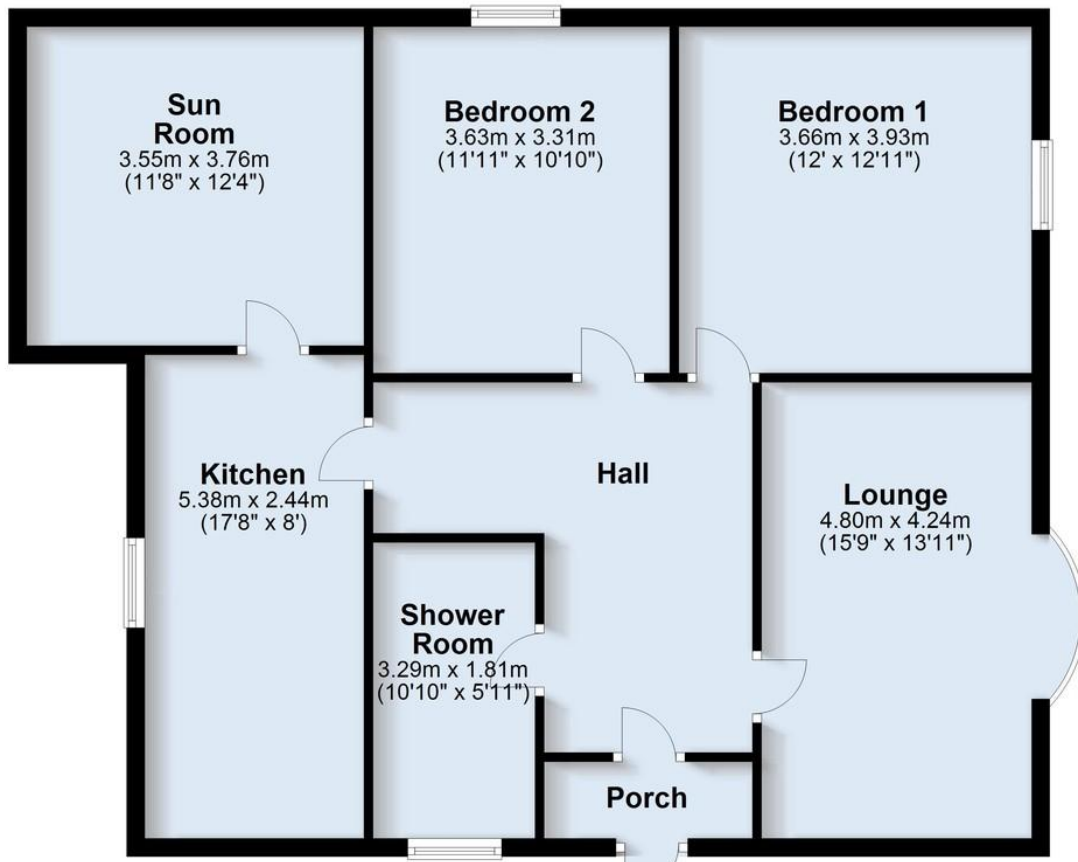
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts call 01262 401401 Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 89 sq m



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