



31 Cornfield Crescent  
Bridlington

YO16 4RL

ASKING PRICE OF

**£180,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01262 401401





Rear Garden



Off Road  
Parking



Gas Central Heating

## 31 Cornfield Crescent, Bridlington, YO16 4RL

This attractive double-fronted, three-bedroom semi-detached house offers a spacious layout, featuring an open-plan kitchen and dining area, complemented by a separate lounge and a bright sunroom. The property includes off-road parking for multiple vehicles and a good-sized garden, making it perfect for family living and outdoor enjoyment.

The property is located in a popular and established residential area known as West Hill, lying to the west side of Bridlington and being served by its own bakery, pharmacy, convenience store and public transport links. There is also a nationally named supermarket within a half mile walk. The schools that serve the local area are Bridlington Secondary School and Hilderthorpe Primary School.

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. The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and caf  s catering for all tastes and occasions.

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



Sun Room

## Accommodation

### ENTRANCE HALL

The entrance is via a composite door into the hallway with laminate flooring, shoe storage, stairs to first floor landing and doors to:

### LOUNGE

16' 11" x 9' 8" (5.18m x 2.96m)

With a window to the front elevation, two radiator, multifuel burner with slate hearth and oak beam, understairs storage cupboard and uPVC French doors into:

### SUN ROOM

13' 1" x 10' 8" (4.00m x 3.27m)

An additional reception room that the current owners use as their main living space during the summer months. With laminate flooring, power and uPVC French doors onto the patio.

### KITCHEN/DINER

20' 8" x 10' 6" (6.31m x 3.21m)

An open plan dining kitchen that benefits from a recently fitted modern kitchen. With a range of cream gloss soft close wall, base and drawer units with work top over, tiled splash back, black composite 1 1/2 bowl sink with drainer and mixer tap over sits beneath a window to the rear elevation overlooking the garden.

Double Belling over and grill, Zanussi induction hob with glass splashback, Zanussi extractor fan over and space for washing machine. The dining area benefits from a window to the front elevation, space for dining table and chairs, a storage cupboard housing the electric and gas meter and pantry. Laminate flooring continues through the whole room and access to outside is through a uPVC door.

### FIRST FLOOR LANDING

With window to the rear elevation, two storage cupboards, loft hatch and doors to all upstairs rooms.

### BEDROOM 1

11' 1" x 13' 5" (3.398m x 4.112m)

A light and airy master bed room with window to the front and side elevations, USB sockets either side of the bed for convenience, built in wardrobe storage and radiator.

### BEDROOM 2

11' 0" x 9' 10" (3.37m x 3.010m)

With two window to the front elevation, built in storage, wardrobes with mirrored sliding doors and radiator.

### BEDROOM 3

11' 11" x 10' 6" (3.64m x 3.22m)

With a window to the rear elevation, storage cupboard housing the combi boiler and radiator.





Kitchen Diner



Kitchen



### WET ROOM

6' 9" x 5' 5" (2.07m x 1.67m)

With non slip flooring, Mira electric shower, partially tiled wall, vanity wash hand basin, WC, window to rear and radiator.

### OUTSIDE

Outside the door from the kitchen lies an undercover lobby area with uPVC doors both to the front and rear of the property. This offers access to the brick built shed storage, and additional storage cupboard which was previously the coal shed and outside WC.

To the front, the property sits back from the road behind a large gravelled forecourt and drive which offers parking for multiple vehicles. A slope is in situ up to the front door should anyone require wheelchair access. There is also a fenced off area for bin storage.

To the rear is a secure garden with fenced boundary. A large patio which is perfect for seating or dining during the summer months which then leads to a gravelled area with stepping stones offering access to the garden sheds. A good sized lawned area with fruit trees and fences water feature and pond with colour shrubs and plants.

### CENTRAL HEATING

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



Landing

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

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

### COUNCIL TAX BAND

Band A.

### ENERGY PERFORMANCE CERTIFICATE

Band C.

### SERVICES

All mains services are available at the property.



Bedroom 2



Bedroom 1



Bedroom 3



Wet Room

## NOTE

Heating systems and other services have not been checked by ourselves.

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.

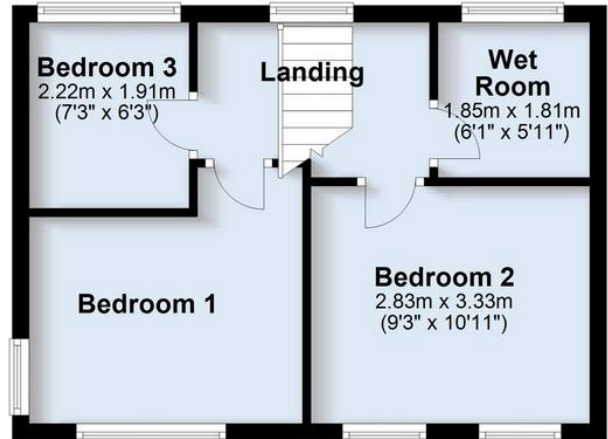
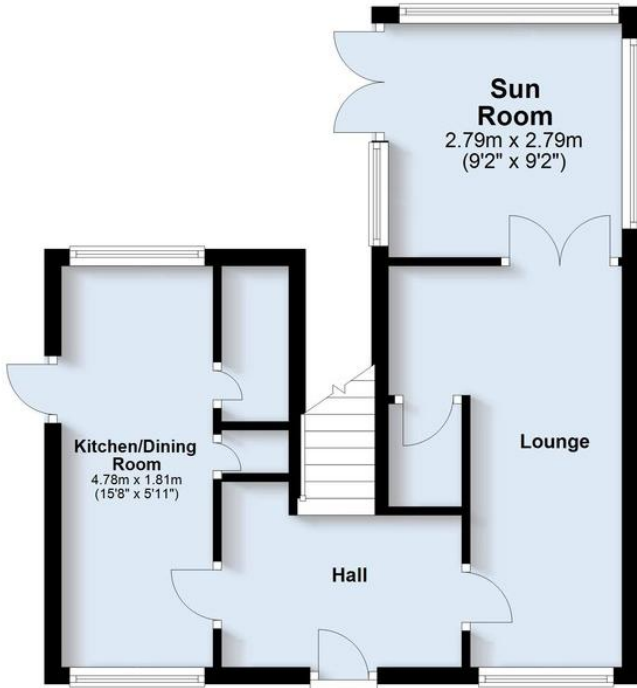
## VIEWING

Strictly by appointment with Ulllyotts.

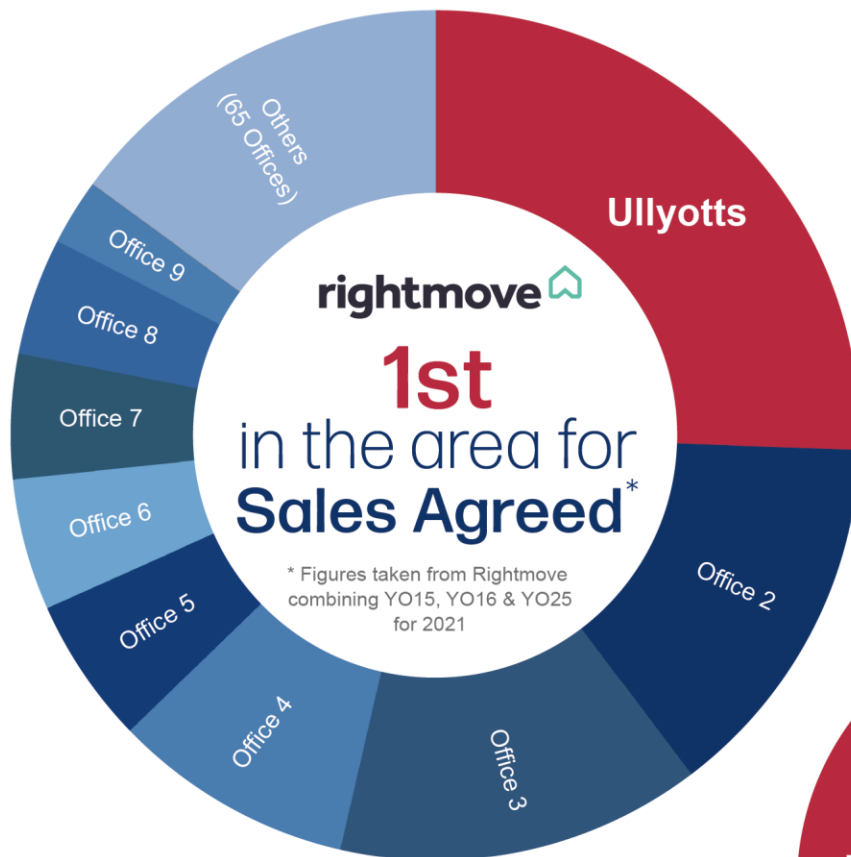
Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),  
is approximately 92 sqm.



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