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EST. 1891



3 Nightingale Drive  
Bridlington

YO16 6RQ

GUIDE PRICE

£245,000

2 Bedroom Detached Bungalow

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01262 401401





Garden



2



1



1



Garage, Off  
Road Parking



Electric Heating

### 3 Nightingale Drive, Bridlington, YO16 6RQ

This charming double-fronted two-bedroom detached bungalow is nestled in a quiet cul-de-sac, offering privacy and tranquillity. The property features a cosy lounge, modern bathroom and dining kitchen. A standout feature is the large garden, perfect for outdoor relaxation or gardening enthusiasts.

Nightingale Drive is situated in a peaceful residential area, offering a quiet and family-friendly environment. Located within easy reach of local amenities, it provides convenient access to shops like the large Coop on Martongate, cafes and healthcare services. The area benefits from being close to the town centre and Bridlington's stunning coastline, while still maintaining a relaxed, suburban feel.

Bridlington, located on the East Yorkshire coast, is a charming seaside town known for its sandy beaches, bustling harbour and history. Popular with tourists, it offers a mix of traditional seaside attractions. Alongside a historic Old Town with quaint shops and Georgian architecture. The town is also a gateway to the scenic Yorkshire Wolds and is well-connected to larger cities like Hull and York, making it a pleasant place for both residents and visitors.





Hall



Living room



Kitchen



Sitting Room / Bedroom 2

## Accommodation

### ENTRANCE HALL

8' 11" x 4' 10" (2.74m x 1.48m)

The entrance is via a side uPVC door into porch area with tiled floor and door into the main entrance hall.

A spacious hallway with an electric wall heater, loft hatch, feature bookcase and doors to all rooms.

### LIVING ROOM

16' 2" x 11' 11" (4.94m x 3.65m)

With a bay window to the front elevation, electric wall heater, coving and the main focal point of the lounge is the feature fire place with an electric fire in situ.

### KITCHEN

13' 1" x 10' 4" (4.01m x 3.17m)

A good sized dining kitchen with a range of wall, base and drawer units with worktop over and tiled splash back. A ceramic sink and drainer with mixer tap over sits beneath a window to the side elevation.

Integrated appliances such as an electric oven, microwave, dishwasher, fridge, freezer, electric hob and extractor fan. Tiled effect vinyl flooring and built-in storage housing the hot water tank. Open pantry with a window to the rear elevation. Electric wall heater and door to:

### REAR LOBBY

3' 9" x 3' 0" (1.15m x .93m)

A rear lobby with storage cupboard and uPVC door onto the rear garden.

### BEDROOM 1

12' 9" x 10' 10" (3.90m x 3.31m)

With a window to the rear elevation, built in book case, coving and electric wall heater.

### SITTING ROOM / BEDROOM 2

12' 5" x 10' 10" (3.81m x 3.32m)

With a window to the front elevation, coving and electric wall heater.





Shower room



Bedroom 1



Garage



Garden

## SHOWER ROOM

8' 9" x 5' 4" (2.69m x 1.63m)

A modern bathroom with tile effect laminate flooring, vanity wash handbasin and WC, shower cubicle with seat, jets and double headed shower, tiled walls, inset spotlighting and extractor fan.

## OUTSIDE

To the rear, the property benefits from a fabulous garden that is much larger than expected. The garden is mainly laid to lawn with colourful shrubs and plants and a pathway along the rear of the property with a crazy paving area. The garden has huge potential for a keen gardener but equally has been immaculately maintained by the current owner.

To the side of the property is a paved driveway which offers off street parking and access to the garage.

To the front, the property sits behind a shallow wall

with gravelled frontage and beautiful hydrangea bush.

## GARAGE

With up and over door, window to the side and personnel door.

## CENTRAL HEATING

Electric heating throughout

## 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 F**

**SERVICES**

Water and Electricity are both connected.

**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.

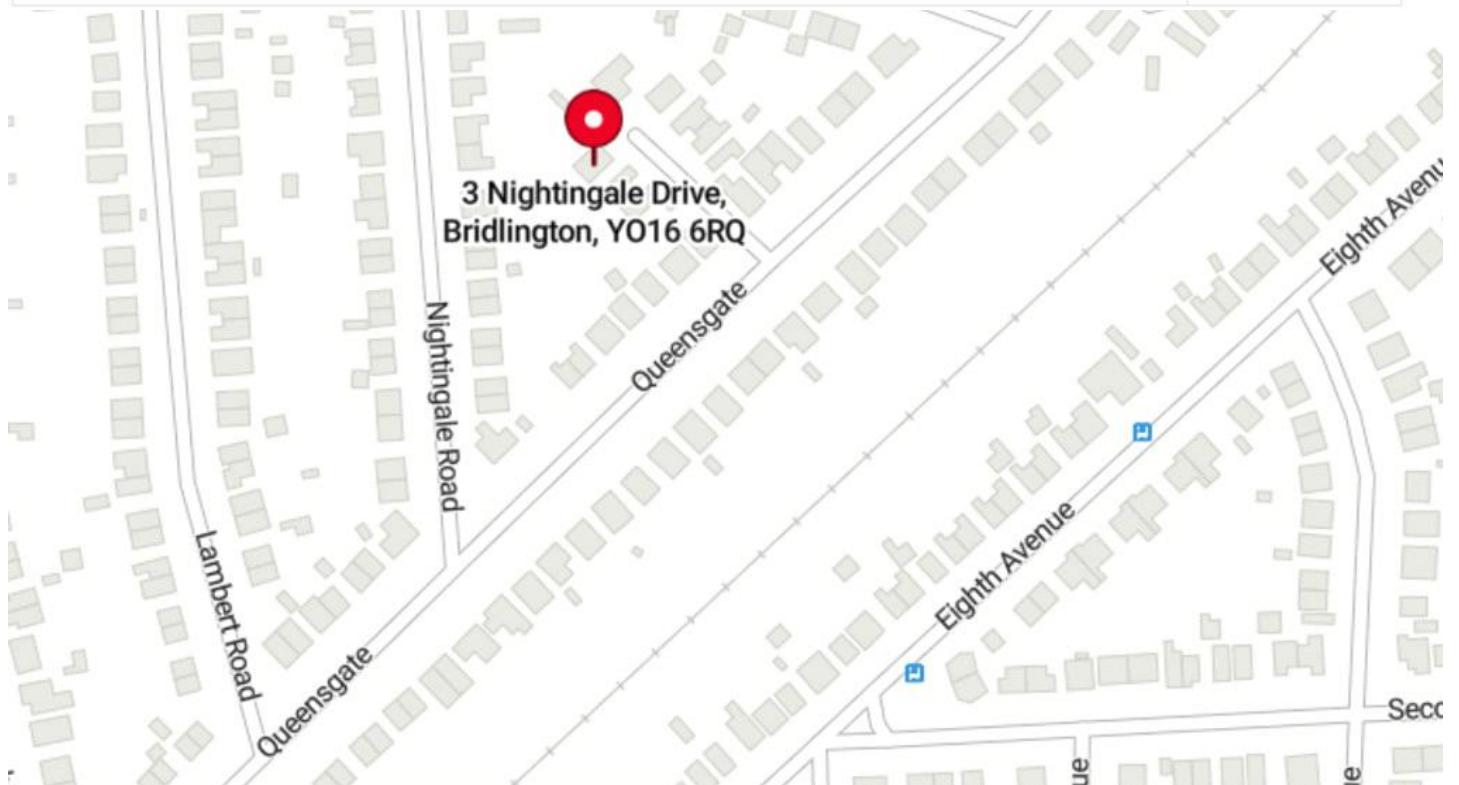
**VIEWING**

Strictly by appointment with Ulllyotts 01262 401401 option 1

Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),  
is approximately 77 sq m (828 ft<sup>2</sup>)



# Why Choose Ulllyotts?



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