

▪ Ulllyotts ▪

EST 1891



13 Cornfield Crescent
Bridlington
YO16 4RL

ASKING PRICE OF

£150,000

3 Bedroom Mid Terraced House

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01262 401401



Rear Garden



3



1



1



On Road
Parking



Gas Central Heating

13 Cornfield Crescent, Bridlington, YO16 4RL

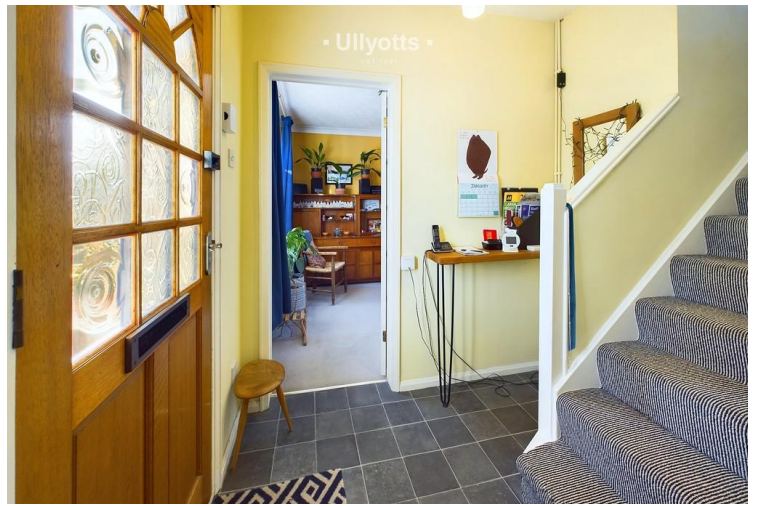
This well presented, double fronted terraced property features a lounge, dining kitchen, utility room, three bedrooms, and a main family bathroom. The home is complemented by a spacious garden, perfect for a family with children or a keen gardener.

Situated on Cornfield Crescent within 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 walking distance. The schools that serve the local area are Hilderthorpe Primary School, Our Lady St Peters Catholic School and Bridlington Secondary school.

Bridlington is a charming seaside town on the East Yorkshire coast of England, known for its picturesque beaches, historic harbour, and vibrant promenade. The town is split into two main areas: the town centre, with its shops, promenade, restaurants and the quieter Old Town, showcasing cobbled streets, historic buildings, and unique boutiques. Popular attractions include the Bridlington Spa, Sewerby Hall and Gardens, and Bampton Cliffs, a haven for birdwatching. Bridlington offers a blend of traditional seaside charm and modern amenities, making it a popular destination for tourists and a pleasant place to live.



Front Door



Entrance Hall



Lounge



Kitchen / Dining area

Accommodation

ENTRANCE PORCH

4' 7" x 2' 11" (1.42m x 0.89m)

Entrance via a stained-glass uPVC door into the porch, with tiled flooring and door into the main entrance hall.

HALLWAY

7' 0" x 5' 3" (2.15m x 1.61m)

With tile effect vinyl flooring, radiator, doors to downstairs rooms and staircase to the first-floor landing

LOUNGE

16' 9" x 11' 11" (5.13m x 3.65m)

This light and airy lounge features windows to both the front and rear elevations, filling the space with natural light. It includes a radiator, a fire inset with space for an electric fire with a tiled hearth, coving and a practical understairs storage cupboard.

KITCHEN/DINING AREA

12' 1" x 10' 1" (3.70m x 3.08m)

The dining kitchen benefits from cream wall and base units with wooden worktops over, tiled splashbacks and tile effect vinyl flooring. A four-ring gas hob with extractor, electric oven, and inset half sink with mixer tap provide practicality. Additional features include an understairs storage cupboard, display shelving for cookbooks a door to the pantry and door to:

UTILITY AREA

8' 5" x 4' 4" (2.59m x 1.34m)

The utility room offers a rear facing window, a practical work surface, and a classic ceramic Belfast-style sink. It provides space and plumbing for a washing machine, a convenient storage cupboard, and access to the rear garden through a uPVC door.



Kitchen



Utility area



Landing



Bedroom 1

BEDROOM 1

13' 5" x 11' 1" (4.09m x 3.38m)

The master bedroom is bright and spacious, featuring three windows to the front elevation that fill the room with natural light. It includes a radiator, a storage cupboard with hanging space and coving that adds a touch of character.

BEDROOM 2

11' 1" x 9' 1" (3.38m x 2.78m)

With two windows to the front elevation, storage cupboard with hanging space and a radiator.

BEDROOM 3

8' 11" x 7' 4" (2.74m x 2.26m)

With a window to the rear elevation overlooking the rear garden, storage cupboard with hanging space and a radiator.

BATHROOM

7' 6" x 5' 4" (2.30m x 1.65m)

The main family bathroom benefits from a panelled bath with shower attachment, partially tiled walls, wash hand basin, WC, window to the rear, tile effect vinyl flooring and a heated towel ladder.

PARKING

The parking for this property is on street.

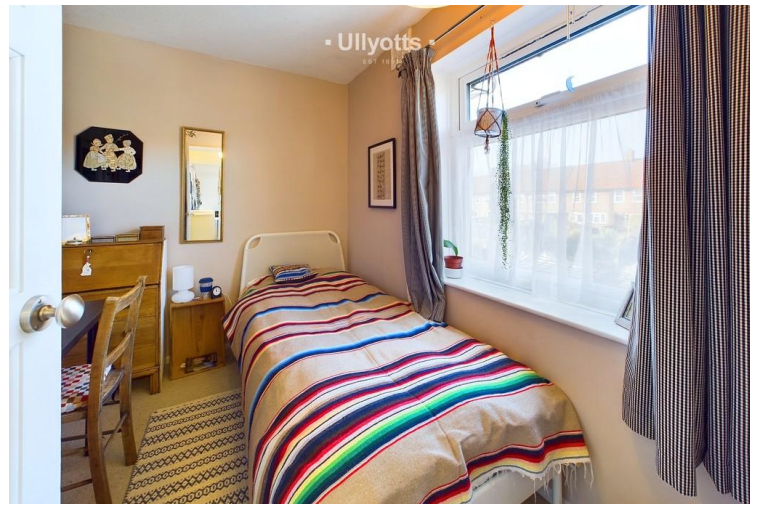
GARDEN

To the front, the property sits back from the road behind a lawned frontage with colourful shrubs and plants and steps up to the main entrance.

To the rear lies a large garden that is secured by a fenced boundary and is mainly laid to lawn but benefits from paved pathways and colourful flower beds on different levels. The garden also benefits from a brick outhouse that is split into three parts, two that are storage sheds and one that is an outside toilet.



Bedroom 2



Bedroom 3



Bathroom



Rear Elevation

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 - A

ENERGY PERFORMANCE CERTIFICATE - RATED D

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 01262 401401 Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 90 sq m (968 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

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