



3 Partridge Close  
Bridlington  
YO15 3LQ

OFFERS OVER

**£245,000**

**3 Bedroom Detached House**



Lounge



Garage, Off  
Road Parking



Gas Central Heating

### 3 Partridge Close, Bridlington, YO15 3LQ

A well-presented three-bedroom detached house in a sought-after southside Bridlington location. Featuring two reception rooms, a modern kitchen, downstairs WC, and a master bedroom with ensuite. The property includes a garden, garage, and ample parking offering space and comfort for family living.

The freehold lies in the inner reaches of Partridge Close, which forms part of this ever-popular residential locality on the south side of Bridlington. The Southside area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. The area is close to Hilderthorpe Primary School (ages 3-11), a nursery school, Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages 11-18). Local conveniences include retailers such as Lidl, Tesco, B&Q and B&M and

the Lobster Pot public house and eatery. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, historic harbour and traditional British seaside atmosphere. It offers a mix of attractions, including the bustling promenade, quaint Old Town with cobbled streets and independent shops and landmarks like Bridlington Priory and Sewerby Hall.



Lounge



Archway to Dining Room



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

4' 3" x 3' 7" (1.3m x 1.09m)

The entrance is via a uPVC door into the main entrance hall with a radiator, doors to the lounge and WC.

### WC

4' 9" x 3' 8" (1.45m x 1.12m)

With a vanity wash hand basin, WC, radiator, vinyl flooring and a window to the front elevation.

### LOUNGE

13' 2" x 10' 9" (4.01m x 3.28m)

With a window to the front elevation, the main focal point being a gas fire with a feature surround, radiator, staircase to first floor landing. The room includes an understairs storage cupboard, a door to the kitchen and an archway seamlessly connecting to the dining room, creating a natural flow for family living or entertaining.

### DINING ROOM

10' 2" x 7' 6" (3.1m x 2.29m)

With radiator, grey wood effect vinyl flooring and uPVC sliding doors to the garden which allow natural light to fill the space.

### KITCHEN

12' 3" x 9' 10" (3.73m x 3m)

This modern kitchen features a range of stylish wall, base, and drawer units with a sleek worktop and upstand. It includes an electric oven, gas hob with extractor fan, a 1.5 bowl stainless steel sink with mixer tap over sits beneath a window to the rear elevation, space and plumbing for a washing machine, grey wood effect vinyl flooring, and a radiator. A uPVC door offers access to the side of the property and access to the rear garden.

### LANDING

With radiator, window, storage cupboards and doors to all rooms.

### BEDROOM 1

10' 3" x 9' 4" (3.12m x 2.84m)

With window to the rear elevation, radiator and door to the ensuite.



Downstairs WC



Staircase



Upstairs Landing



Bedroom 1

## ENSUITE

With vanity wash hand basin, shower cubicle, thermostatic shower over, vinyl flooring and window to the side elevation.

## BEDROOM 2

10' 6" x 10' 1" (3.2m x 3.07m)

With window to the front elevation and radiator.

## BEDROOM 3

9' 4" x 7' 4" (2.84m x 2.24m)

With window to the front elevation and radiator.

## BATHROOM

6' 5" x 6' 8" (1.96m x 2.03m)

The main family bathroom benefits from a panelled bath with glass screen and electric shower over, WC, vanity wash hand basin, partially tiled walls, wood effect vinyl flooring, window to the rear elevation and a radiator.

## OUTSIDE

To the front of the property, the garage and a large block paved driveway with parking for several vehicles.

To the rear of the property lies a lawned garden with patio area, trees, shrubs, flower beds and secured by a fenced boundary.

## TENURE

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

## SERVICES

All mains services are available at the property.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 160 square metres.



Ensuite



Bedroom 2



Bathroom



Rear Garden

#### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

#### 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.

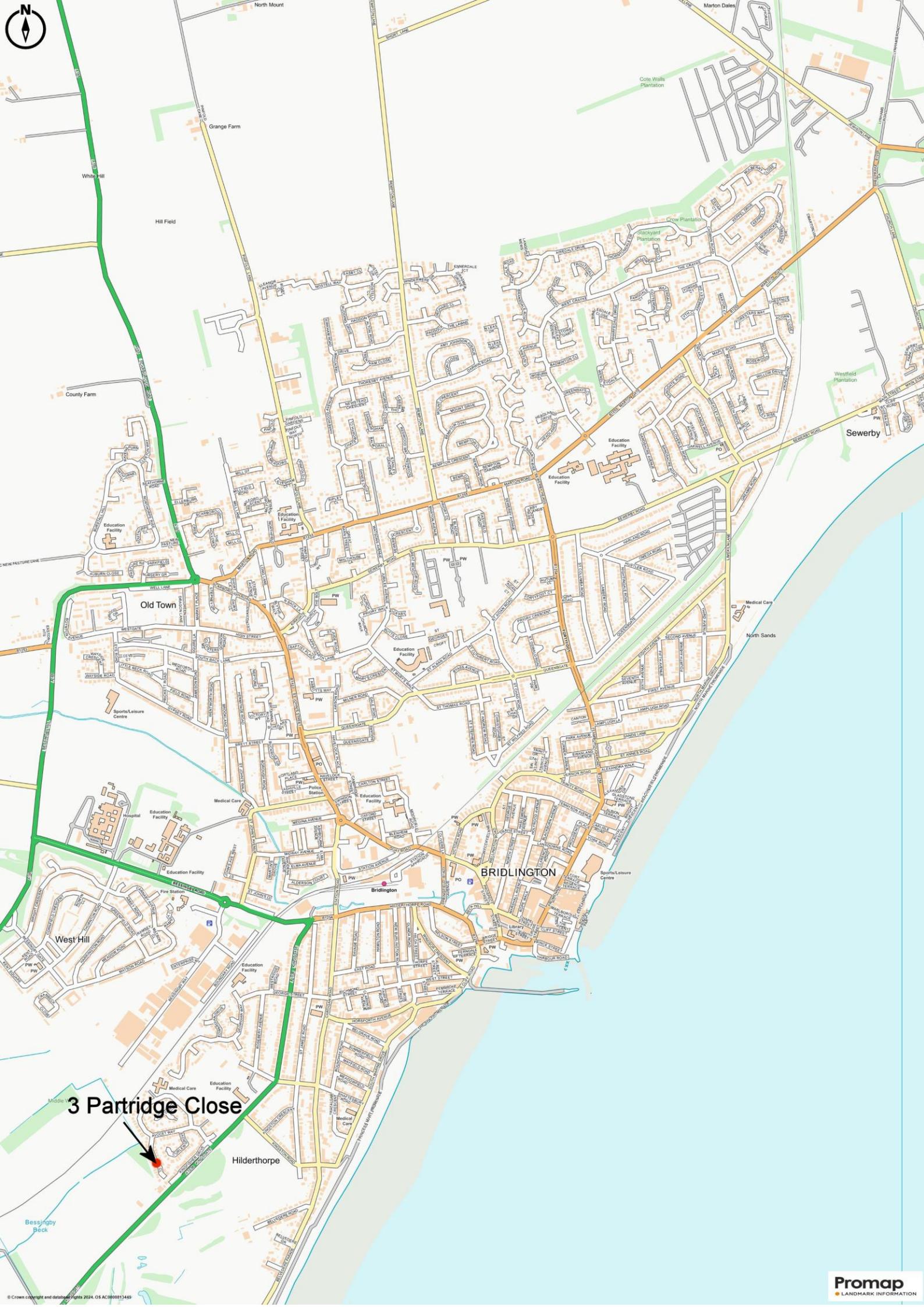
#### VIEWING

Strictly by appointment with Ullyotts 01262 401401 Option 1

Regulated by RICS.

The digitally calculated floor area is 160 sq m (1,722 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





**3 Partridge Close**

▪ Est. 1891 ▪

# Ullyotts

Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

**www.ullyotts.co.uk**



- Residential Sales
- Property Management
- Valuations

