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EST 1891



52 Lambert Road
Bridlington
YO16 6RE

ASKING PRICE OF

£335,000

4 Bedroom Detached House

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01262 401401



Kitchen



52 Lambert Road, Bridlington, YO16 6RE

A spacious four-bedroom detached house in Bridlington's sought-after Lambert Road area, featuring two bright reception rooms linked by an archway, a modern kitchen with a breakfast bar, a main family bathroom, a large garden perfect for outdoor living, a garage, and ample off-street parking.

The Queensgate Extensions area in Bridlington is a highly convenient location and popular location for families, and retirees given it has a perfect mix of both houses and bungalows. With Martongate Primary School (ages 3-11) and Headlands School (ages 11-18) both nearby, educational needs are well catered for. A local parade of shops offers amenities including a nursery, hairdresser, café, and beauticians, while the Queensgate Children's Play Park and green space provide a lovely spot for outdoor leisure. Its proximity to Flamborough Road

means easy access to a Tesco Express, various takeaways such as Chinese and fish and chips, plus an international delicatessen and bakery. Just a short walk away from the picturesque Northside seafront, this location perfectly blends convenience, community and coastal living.

Nestled on the picturesque East Yorkshire coast, Bridlington is a delightful seaside town offering a perfect blend of natural beauty and modern convenience. The town has many amenities including schools, shops, restaurants, and leisure facilities, making it ideal for families, retirees, or anyone looking to escape the hustle and bustle of city life. With its charming Old Town, nearby countryside and strong transport links, Bridlington offers a unique opportunity to enjoy the best of coastal living.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

13' 7" x 3' 2" (4.16m x 0.98m)

The property welcomes you through a glazed uPVC door into a bright and inviting entrance hall. Featuring elegant wood effect vinyl flooring, it offers ample space for coat hanging and shoe storage, a radiator for warmth and convenient access to all downstairs rooms. The staircase leads to the first-floor landing, while a practical understairs storage cupboard discreetly houses the gas central heating combi boiler.

LOUNGE

17' 5" x 11' 3" (5.31m x 3.44m)

The lounge is a bright and airy space, enhanced by two side windows and French doors that open onto the garden, creating a seamless indoor-outdoor flow. A stylish wall-mounted electric fire with colour-changing feature serves as the room's focal point, complemented by coving, a radiator and a striking frameless wall clock adding a modern touch. The lounge flows effortlessly into the dining area through an archway making it perfect for entertaining.

DINING ROOM

12' 0" x 7' 7" (3.66m x 2.33m)

The dining room features a bay window to the front elevation that fills the room with natural light. Enhanced by coving and a radiator for comfort, it's an ideal setting for family meals or entertaining guests.

KITCHEN

18' 6" x 6' 7" (5.65m x 2.01m)

The kitchen is a stylish space, featuring sleek cream gloss handleless wall base and drawer units with worktops over complemented by striking red brick-effect splashback tiles. It benefits from a range of integrated appliances, including a double eye-level oven, 4-ring induction hob with extractor fan, fridge freezer, washing machine, plus space for a dishwasher. A composite 1 1/2 bowl sink with a mixer tap is perfectly positioned beneath a rear-facing window overlooking the garden, with additional natural light streaming through a side window and a uPVC door leading to the garden. The kitchen is complete with tile effect vinyl flooring, inset spotlights, a radiator and a breakfast bar that provides a casual dining area for up to three people. Door to:



Kitchen



W/C



Bedroom 1



Bedroom 2

WC

3' 3" x 2' 10" (1.00m x 0.88m)

A convenient downstairs WC with tile effect vinyl flooring, WC, wash hand basin, radiator and extractor fan.

FIRST FLOOR LANDING

6' 9" x 3' 0" (2.08m x 0.93m)

The first floor landing benefits from a window to the side elevation, loft hatch providing access to a partially boarded loft and doors to all rooms.

BEDROOM 1

11' 10" x 11' 5" (3.62m x 3.49m)

The master bedroom is light and airy with a bay window to the front elevation, coving, radiator and fitted wardrobes.

BEDROOM 2

13' 1" x 10' 5" (3.99m x 3.19m)

With a window to the rear elevation overlooking the garden, radiator and fitted wardrobes with drawer storage.

BEDROOM 3

10' 2" x 9' 1" (3.12m x 2.78m)

With a window to the rear elevation, coving and radiator.

BEDROOM 4

7' 5" x 6' 8" (2.28m x 2.05m)

Currently set up as an office the fourth bedroom benefits from a window to the front elevation, radiator and built in storage.

BATHROOM

10' 4" x 4' 7" (3.16m x 1.40m)

The bathroom is a modern space, featuring a 'J'-shaped bath that offers extra width and is equipped with a thermostatic shower and glass screen. Fully tiled walls and floor offer easy maintenance, while the vanity wash hand basin and WC provide practicality. A heated towel ladder ensures warmth and comfort, and two side windows fill the room with natural light. Completing the space is a wall-mounted, mirrored, light-up storage cupboard.

PARKING

To the front, the property benefits from a paved parking area that would comfortably park three cars.



Bedroom 3



Bedroom 4



Bathroom



Bathroom

GARAGE

A garage is enclosed into the rear garden but can be access on foot via shared driveway and through a secure garden gate. It benefits from an up and over door, a personnel door into the garden and power and light is connected.

GARDEN

The rear garden is a large area that is mainly laid to lawn and secured by a fenced boundary. At the end of the garden is a patio area that offers seating and a dining space that can be enjoyed during the summer months. Access to the garage is also available and a gate offers access to the shared driveway.

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

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.

The stated EPC floor area, (which may exclude conservatories),
is approximately 102 m² (1097 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

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

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