



1 Bladon Road  
Bridlington  
YO16 7DY

ASKING PRICE OF

**£350,000**

3 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01262 401401





Garden

 3
  2
  1
  Off Road Parking
  Gas Central Heating

## 1 Bladon Road, Bridlington, YO16 7DY

Introducing a stunning executive three-bedroom detached house, meticulously constructed by the current owners, who are only parting with this gem due to a family relocation. This property exudes quality and craftsmanship, ensuring a luxurious living experience for discerning buyers.

Upon entering, you are greeted by a spacious hall that sets the tone for the rest of the home. European natural light oak flooring is laid throughout the whole of the ground floor, all doors and architraves are hand made with Haffle door mechanisms and soft close systems. The windows throughout the whole of the property are Kommerling who are a leading brand of uPVC windows and doors in Germany and the front and rear doors are Rorcal composite doors. There has been no expense spared on this property and it must be viewed to fully appreciate what is on offer.

The vendors have advised that there is also an option to purchase all furnishings under separate negotiations.

The schools that serve the local area are Martongate primary school and Headlands Secondary School, both of which are in walking distance of the property.

A large supermarket is within walking distance along with local shops and eateries on Marton Road.

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 land mark 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. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.





Hall



Dining Area



Dining Kitchen



Dining Kitchen

## Accommodation

### ENTRANCE HALL

16' 10" x 10' 7" (5.152m x 3.246m)

The entrance is via double composite doors into a beautiful spacious hall, this versatile space could be used as an open study or a cozy reading nook, allowing you to tailor it to your needs and lifestyle. With European light oak flooring, coving, door to a storage cupboard with built in shoe storage, gas central heating boiler which is Worcester Bosch and operate by a Hive system and consumer unit. Doors to all other downstairs rooms and a stunning hand made staircase with Axminster runner which leads to the first-floor gallery landing.

### LOUNGE

21' 3" x 15' 0" (6.479m x 4.576m)

The lounge is a highlight of the home, featuring two large bay windows to the side elevation and an additional window to the front, all adorned with elegant Hillarys blinds. The room is bright and inviting, with an electric fire set against a marble hearth and surround, creating a cozy focal point. The two radiators ensure warmth throughout the space although there is also a wall mount air conditioning unit for us during the summer months. The Swarovski crystals on the light fittings add a touch of sparkle and sophistication.

### KITCHEN

21' 2" x 11' 7" (6.452m x 3.538m)

The kitchen diner is both functional and stylish, featuring a range of Sheraton Omega wall and base and glass display units with stunning Black Galaxy granite worktops over. There's ample space for an American fridge freezer, and the kitchen comes equipped with Bosch built-in appliances, including a washing machine, fridge freezer, tumble dryer, and a free-standing dishwasher. A double CDA electric oven, 5-ring CDA gas hob with extractor fan over. The stainless-steel sink and drainer come with a mixer tap and a Brita filter tap for convenience.

The combination of natural light flooding the space through three windows, spotlights and undercounter lighting creates a light and airy space. A low-level island with deep drawers provides additional storage and doubles as a dining table for up to eight people, making it perfect for family meals and entertaining. The kitchen is finished with a tiled splashback and a Phillips light and fan for added comfort and style.

### WC

6' 3" x 4' 1" (1.926m x 1.267m)

A luxury downstairs cloakroom with tiled walls and floor, WC, bidet, a corner vanity unit for storage, heated towel ladder and extractor fan.





Lounge



Lounge



Lounge



Gallery Landing

## GALLERY LANDING

The gallery landing is a standout feature of the home, a window to the front that allows natural light to fill the space. This area offers usable space that can serve various purposes, such as a small reading area or display for art pieces. The landing provides access to all upstairs rooms and is adorned with a fabulous chandelier, adding a touch of elegance and sophistication to the home's upper level.

## MASTER BEDROOM

13' 0" x 11' 7" (3.968m x 3.547m)

The master bedroom features elegant wall lighting and a large window to the rear that provides ample natural light. The room is tastefully furnished with matching wardrobes, bedside tables, and a dressing table, which can be purchased under separate negotiations. A door offers direct access to the family bathroom, enhancing convenience and privacy.

## BEDROOM 2

11' 11" x 10' 5" (3.656m x 3.200m)

Bedroom two, a double bedroom that features a window to the side elevation and a radiator. The room also includes loft access with a pull-down ladder leading to a boarded loft space providing additional storage.

## BEDROOM 3

11' 11" x 10' 5" (3.652m x 3.194m)

Bedroom three is a cozy space and again another double room, featuring a window to the side elevation that lets in natural light and a radiator.

## BATHROOM

11' 7" x 7' 10" (3.546m x 2.405m)

The family bathroom is of jack and jill style with two doors from the landing and master bedroom and is beautifully appointed with a range of high-quality features. It includes a double shower with a glass sliding screen and tiled wall surround, complemented by a thermostatic shower for precise temperature control. A corner bath, vanity wash hand basin, WC, and bidet are all part of the elegant Roca suite, with Grohe taps adding a touch of luxury.

Additional details include inset spotlights that illuminate the space, wood-effect LVT flooring for a warm and stylish finish, and an extractor fan for improved ventilation. A window to the rear provides natural light, enhancing the overall ambience of this well-designed bathroom.

## OUTSIDE

The property sits behind a wall that has been carefully designed and is in keeping with the rest of the build. Access and parking are via double gates that open to a low-



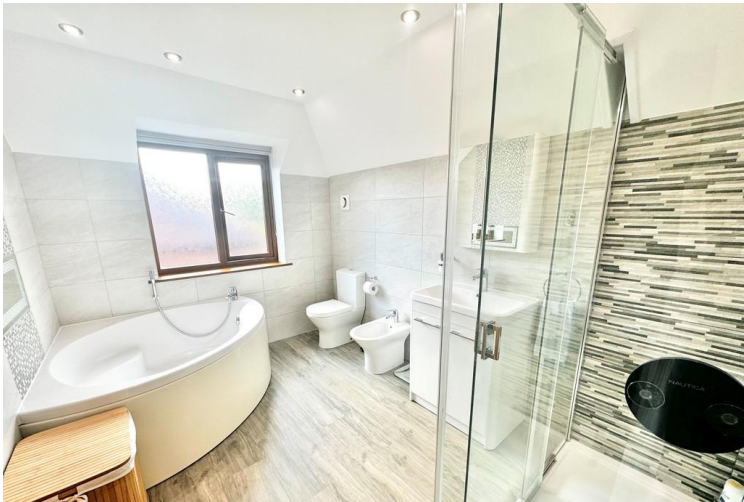
Bedroom 1



Bedroom 2



Bedroom 3



Family Bathroom

maintenance, fully paved parking area. This spacious area can accommodate multiple vehicles and includes space for a garden shed and additional storage.

The rear of the property is designed for entertaining and relaxation. A fabulous outdoor space features a built-in gazebo equipped with heaters and lighting, making it perfect for year-round use. The paving is inset with solar lighting, creating a beautiful ambiance in the evening. Additional features include outdoor power outlets, Astroturf for easy maintenance, and decorative arabesque panels that add a touch of elegance.

**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 Kommerling double glazing throughout.

**TENURE**

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

**COUNCIL TAX BAND – RATED C**

**ENERGY PERFORMANCE CERTIFICATE – RATED C SERVICES**

All mains services are available at the property.

**NOTE**

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

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**

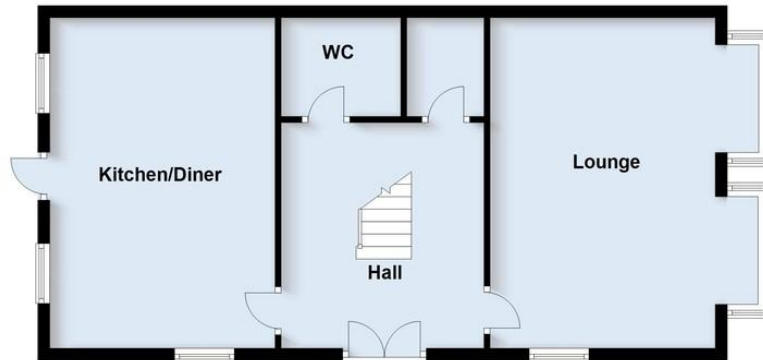
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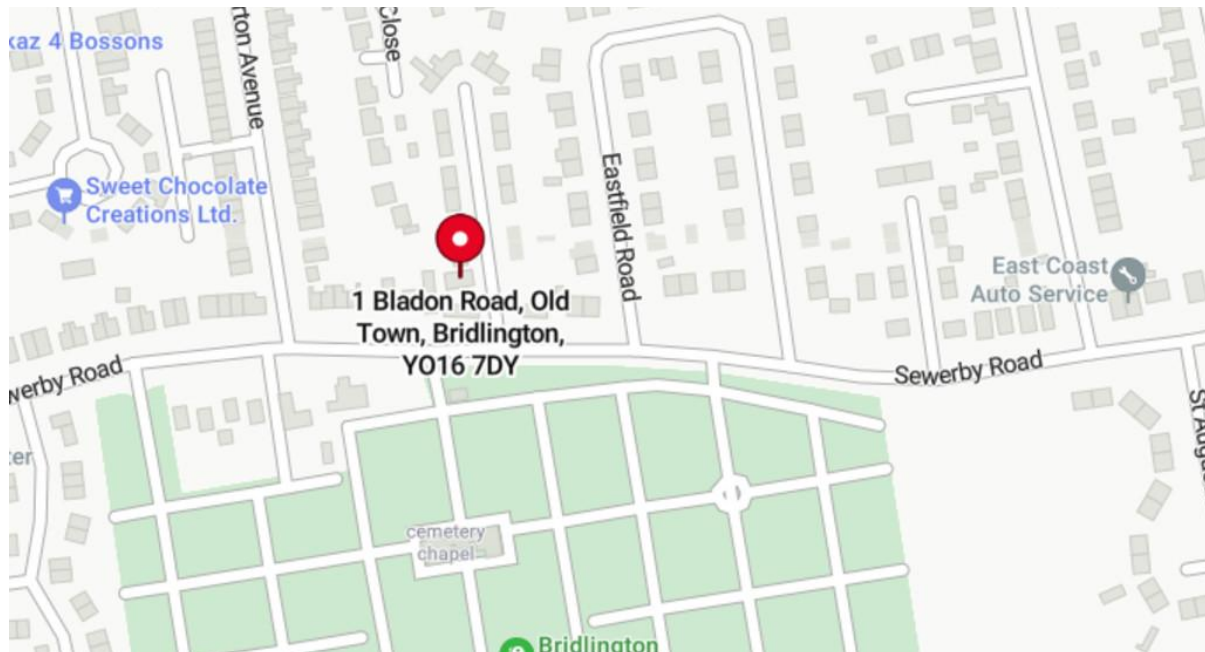
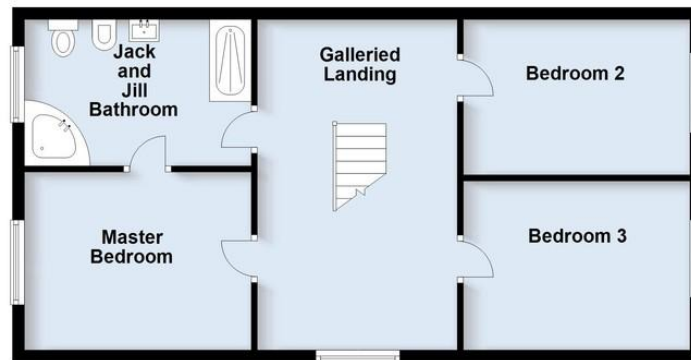


The stated EPC floor area, (which may exclude conservatories),  
is approximately (142 m2)

Ground Floor



First Floor



# Testimonials

*Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.*

*Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.*

*A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.*

*The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!*

# ■ Ulllyotts ■

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