



1 Bladon Road
Bridlington
YO16 7DY

OFFERS OVER

£325,000

3 Bedroom Detached House



Hall

 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 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.

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 landmark 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. The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities. The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas.

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.



Lounge



Dining Area



Kitchen



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 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.



Stairs



Landing



Bedroom 1



Bedroom 2

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 cosy 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 ambiance 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



Bedroom 3



Bathroom



Garden



Drive

and parking are via double gates that open to a low-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 sealed unit Kommerling 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 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

Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS

Ground Floor

WC: 1.94 x 1.26 m

1.20 x 1.29 m

Kitchen: 3.55 x 6.45 m

Hallway: 3.25 x 6.07 m

Lounge/Dining area: 3.71 x 6.48 m

Ground Floor

Floor 1

Bathroom: 3.53 x 2.41 m

Bedroom 1: 3.54 x 3.96 m

Landing: 3.24 x 6.45 m

Bedroom 2: 3.68 x 3.26 m

Bedroom 3: 3.65 x 3.18 m

Floor 1

Ulyotts
EST. 1891

Approximate total area^m

135.2 m²

Reduced headroom

1.6 m²

(1) Excluding balconies and terraces

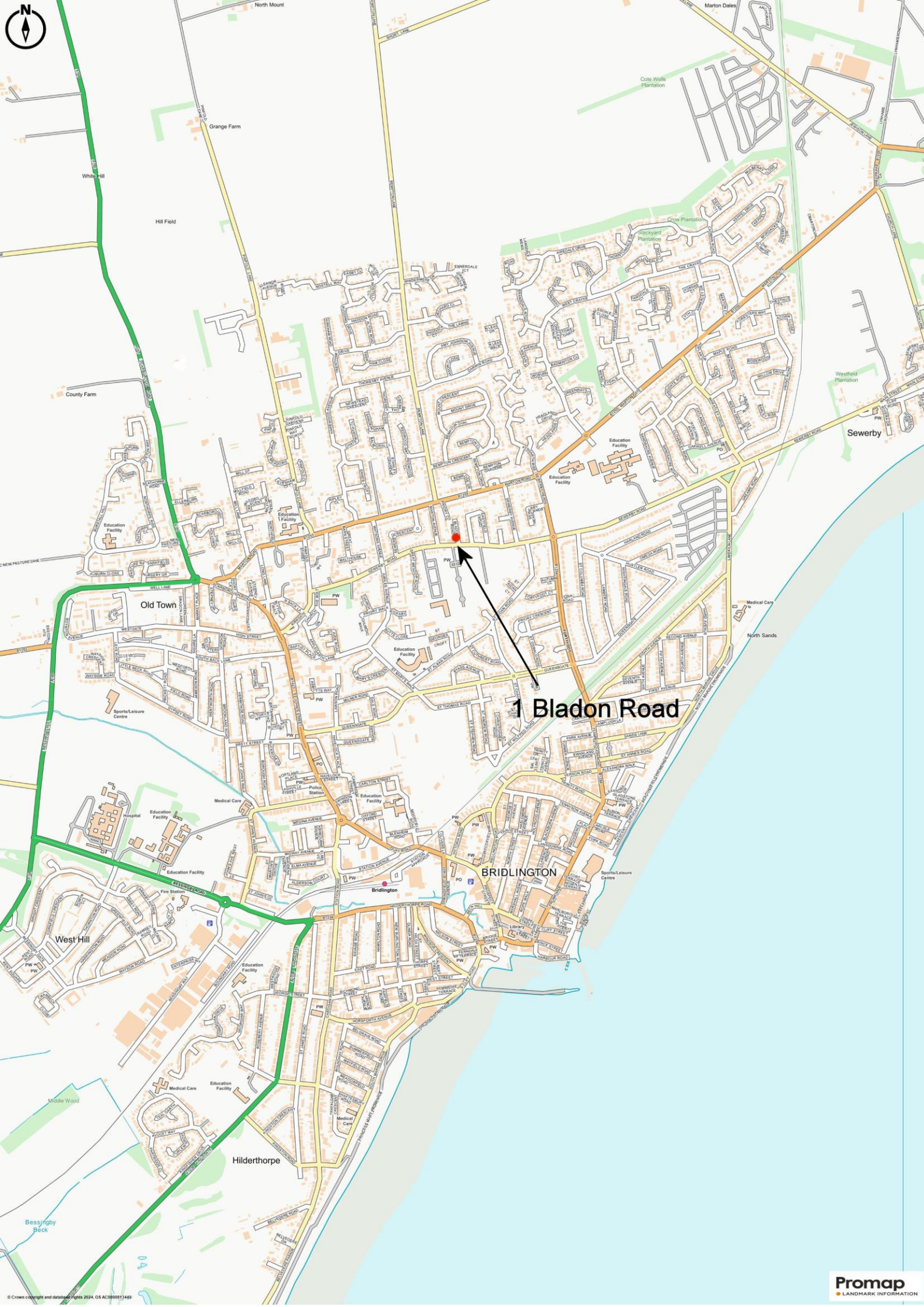
Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



1 Bladon Road

▪ 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



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