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EST 1891



32 St Columba Road  
Bridlington

YO16 6QX

GUIDE PRICE

£259,950

3 Bedroom Semi-Detached House

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01262 401401



Rear Elevation



Off Road  
Parking



Gas Central Heating

## 32 St Columba Road, Bridlington, YO16 6QX

This traditional three-bedroom semi-detached home is situated in a highly sought-after location, offering a perfect blend of character and modern convenience. The property features a welcoming lounge, an open-plan sitting and dining area, and a recently refitted kitchen with contemporary fittings. Upstairs, there are three well-proportioned bedrooms and a family bathroom, complemented by a convenient downstairs WC. Outside, a generous garden provides excellent outdoor space, while ample parking accommodates multiple vehicles, making this an ideal family home.

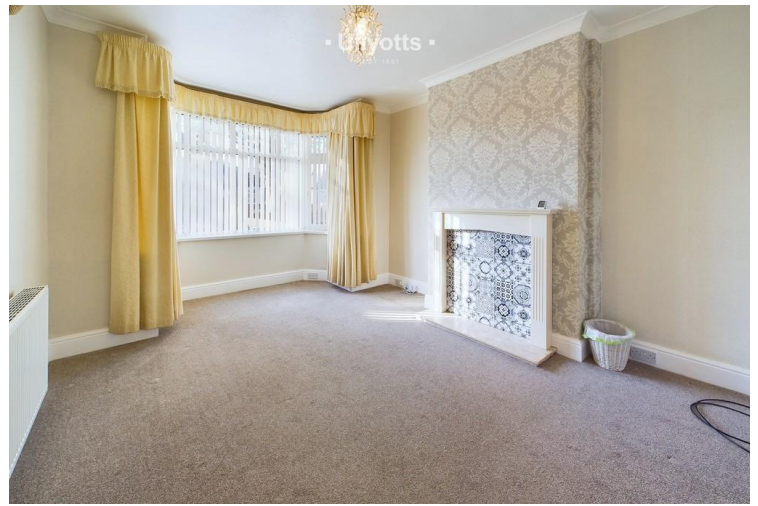
The Queensgate Extensions area in Bridlington is just north of the town centre and is a highly convenient and popular location for families, and retirees given it has a perfect mix of both houses and bungalows. With a Nursery, Martongate Primary School (ages 3-11) and Headlands School (ages 11-18) both nearby, educational needs are well catered for. A local parade of shops offers amenities including, 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.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional seaside appeal. It offers a mix of family-friendly attractions, including promenades, amusements, and scenic cliff walks along Flamborough Head. The town has a bustling fishing industry and a vibrant local food market. With a mix of independent shops, restaurants, and cultural sites like the Spa Theatre, Bridlington is a popular destination for visitors seeking a classic British seaside experience.



Entrance Hall



Lounge



Sitting / Dining Room



Kitchen

## Accommodation

### ENTRANCE PORCH

5' 10" x 1' 6" (1.80m x 0.47m)

Entrance into the porch is via uPVC French doors with tile effect vinyl flooring stained glass windows and door into main entrance hall.

### ENTRANCE HALL

13' 5" x 5' 10" (4.09m x 1.79m)

A bright and airy entrance hall with tiled effect vinyl flooring, coving, radiator, doors to all downstairs rooms and stairs to the first floor landing.

### LOUNGE

14' 11" x 11' 3" (4.57m x 3.43m)

A spacious lounge with a bay window to the front elevation allowing natural light to fill the space, coving, radiator and the main focal point is a feature fire place.

### SITTING/DINING ROOM

An open plan sitting and dining area with grey wood effect vinyl flooring, coving, gas fire with feature surround a radiator for additional warmth and large windows to the rear elevation and uPVC door onto the rear garden. An archway opens up to the kitchen.

### KITCHEN

16' 6" x 6' 6" (5.05m x 2.00m)

A recently refitted kitchen benefits from a range of wall, base and drawer units with wood effect worktops over, brick effect tiled splashback and wood effect vinyl flooring that flows through from the sitting and dining area. Integrated appliances include a fridge, freezer, double eye level Hotpoint oven, Fagor induction hob and extractor fan. Space and plumbing for a slimline dishwasher and washing machine. A composite sink with drainer and shower head mixer tap sits beneath a window to the rear elevation overlooking the rear garden, two additional windows to the side elevation and a uPVC door to the side allows access to outside.

### WC

4' 7" x 2' 4" (1.41m x 0.73m)

A convenient downstairs WC with tile effect vinyl flooring, WC, vanity wash hand basin with tiled splashback, inset spotlight and extractor fan.

### FIRST FLOOR LANDING

7' 10" x 3' 9" (2.41m x 1.15m)

With a window to the side elevation, loft hatch with pull



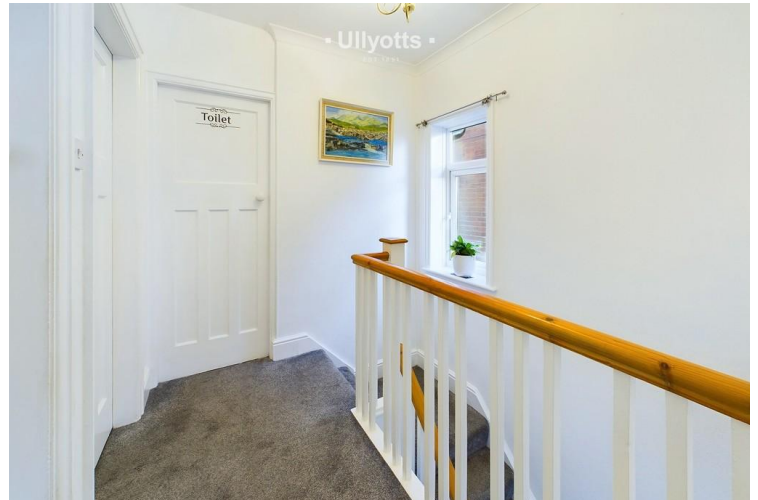
Kitchen



Kitchen



wc



Landing

down ladder to a fully boarded loft and doors to all upstairs rooms.

### BEDROOM 1

15' 3" x 10' 3" (4.66m x 3.13m)

With a bay window to the front elevation, radiator, fitted wardrobe, overhead, and bedside drawer storage.

### BEDROOM 2

12' 1" x 10' 2" (3.70m x 3.11m)

With a window to the rear elevation overlooking the garden with fitted wardrobe storage and radiator.

### BEDROOM 3

7' 9" x 6' 11" (2.37m x 2.11m)

With an oriel window to the front elevation, laminate flooring and a radiator.

### SHOWER ROOM

8' 3" x 6' 11" (2.54m x 2.11m)

A beautifully presented shower room with windows to the side and rear, tiled effect vinyl flooring and feature wall paper with WC and heated towel ladder and arch through to a double shower tray with glass screen, thermostatic shower over and wet wall surround, vanity

wash hand basin, storage cupboard housing the gas central heating combi boiler.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

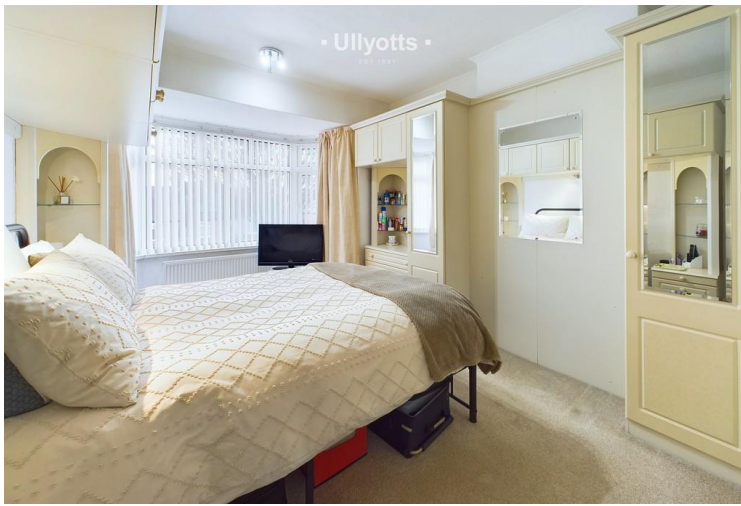
### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

### OUTSIDE

To the front, the property sits back from the road and benefits from a paved and concrete parking area. A wooden gate offers access to the side and rear of the property.

To the rear lies a large garden with a raised paved area and steps down to an additional paved area that would be useful for seating or dining. The rest of the garden is mainly laid to lawn but does benefit from colour shrubs and plants. The garden is secure by a hedge and fence boundary and also has two wooden garden sheds for storage and a summer house for an undercover seating area.



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room

### PARKING

Parking is available to the front of the property and offers off street parking for multiple vehicles.

### 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.

### COUNCIL TAX BAND - C

### ENERGY PERFORMANCE CERTIFICATE - AWAITING

### 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 Ulyyotts 01262 401401 Option 1

Regulated by RICS



Summer House



32 St Columba Road

BRIDLINGTON

The stated EPC floor area, (which may exclude conservatories),  
is approximately 92 m<sup>2</sup> (990 ft<sup>2</sup>)



### 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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## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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