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EST 1891



48 Lambert Road  
Bridlington  
YO16 6RE

GUIDE PRICE

£269,950

3 Bedroom Semi-detached house

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01262 401401





Rear Garden

 3
  2
  1
  Garage, Off Road Parking
  Gas Central Heating

## 48 Lambert Road, Bridlington, YO16 6RE

This traditional three-bedroom semi-detached home offers a comfortable and well-designed living space. The ground floor features a lounge, an open-plan kitchen diner perfect for family gatherings, a bright sunroom, convenient downstairs WC and a practical utility area. Upstairs, there are three bedrooms, a modern shower room, and a separate WC. The property offers well presented, low-maintenance front and rear gardens with attractive planters, a workshop and a garage, providing excellent storage and workspace options.

The Queensgate Extension 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 seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional British seaside charm. The town offers a mix of attractions, including the bustling promenade, independent shops, ice-cream parlours and fresh seafood from local fishing boats. Bridlington's also benefits from an old town that features quaint streets with Georgian architecture, while nearby attractions like Sewerby Hall and Flamborough Head provide scenic coastal walks and wildlife spotting. With its friendly atmosphere and a blend of history and seaside fun, Bridlington is a popular destination for residents of all ages.





Entrance Hall



Lounge



Log Burner



Dining Room

## Accommodation

### ENTRANCE HALL

15' 0" x 5' 11" (4.59m x 1.81m)

The main entrance is via a uPVC door with windows to the front elevation, wood effect vinyl flooring, coving and a picture rail add to the properties traditional feel. Space for coat hanging and a radiator for warmth. Understairs storage cupboard housing the gas central heating boiler, doors to downstairs rooms and a staircase to the first floor landing.

### LOUNGE

14' 2" x 11' 8" (4.34m x 3.57m)

With a bay window to the front elevation, coving, radiator and the main focal point of the room is a log burner set on a marble hearth and a feature wooden surround.

### DINING ROOM

18' 2" x 12' 9" (5.54m x 3.90m)

The dining room is light and airy with a window to the rear elevation and sliding doors into the sun room which allows natural light to fill the space along with a radiator for added warmth. Feature beams and wall lighting add character whilst built in cupboards and shelving offer

practical storage space. The dining room opens up to:

### KITCHEN

18' 2" x 12' 9" (5.54m x 3.90m)

With a range of handleless, wall, base and drawer units with oak worktop and upstand, wood effect vinyl flooring flows through from the dining area. Space for an oven, with a fitted extractor with spotlighting, dishwasher and fridge freezer. A 1 1/2 bowl stainless steel sink sits beneath a window to the side elevation. A door leads to:

### REAR LOBBY

3' 11" x 3' 3" (1.20m x 1.01m)

The rear lobby benefits from wood effect laminate flooring, radiator and doors to:

### WC

3' 11" x 2' 11" (1.20m x 0.90m)

With a window to the side elevation, wood effect vinyl flooring, wash hand basin and WC.

### UTILITY ROOM

6' 5" x 2' 6" (1.98m x 0.78m)

With a window to the rear elevation, wood effect



Kitchen



Dining Room/Kitchen



Sun Room

laminate flooring, space and plumbing for a washing machine and dryer.

## LANDING

With a window to the side elevation and doors to all upstairs rooms.

## BEDROOM 1

14' 8" x 8' 9" (4.48m x 2.68m)

With a bay window to the front elevation, coving, radiator and Hammonds fitted wardrobes with hanging, shelving and drawer storage with sliding doors with mirrored panels.

## BEDROOM 2

12' 10" x 10' 9" (3.93m x 3.30m)

With a window to the rear elevation overlooking the rear garden, a fitted storage cupboard with shelving, coving, radiator and a loft hatch with a pull down ladder to a partially boarded loft.

## BEDROOM 3

7' 1" x 7' 0" (2.17m x 2.14m)

With a window to the front elevation and a radiator.



Bedroom 1

## SHOWER ROOM

6' 10" x 5' 11" (2.09m x 1.81m)

A modern shower room with a window to the rear elevation, tiled flooring and walls for low maintenance cleaning, a 'P' shaped shower tray with a thermostatic shower with double head, vanity wash hand basin, a modern vertical radiator, spotlighting and inset extractor.

## WC

4' 0" x 3' 0" (1.23m x 0.93m)

With a window to the side elevation, wood effect vinyl flooring, WC and wash hand basin.

## 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 behind a low-level wall with a low maintenance paved front garden with a decorative gravelled area and planters.





Bedroom 2



Bedroom 3



Shower Room



Rear Garden

Gated access to the rear is via wooden gates.  
To the rear the garden is again low maintenance with a fenced boundary and a decked area for seating or dining.  
The garden benefits from wooden planters that add a pop of colour to the space.

#### **GARAGE & WORKSHOP**

The workshop is to the left and benefits from an up and over door with power and light connected.

The garage is to the right with an electric roller door with power and light connected.

#### **PARKING**

Off road parking is available for multiple vehicles on a paved driveway.

#### **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 - RATED C**

#### **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 Ulllyotts 01262 401401  
Option 1

Regulated by RICS





48 Lambert Road



The stated EPC floor area, (which may exclude conservatories),  
is approximately 101m<sup>2</sup> (1087 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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