

▪ Ulllyotts ▪

EST 1891



5 St Christopher Road  
Bridlington  
YO16 4DR

ASKING PRICE OF

**£195,000**

3 Bedroom Semi-Detached House

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01262 401401



Entrance Hall

 3
  2
  1
  Garage, Off Road Parking
  Gas Central Heating

## 5 St Christopher Road, Bridlington, YO16 4DR

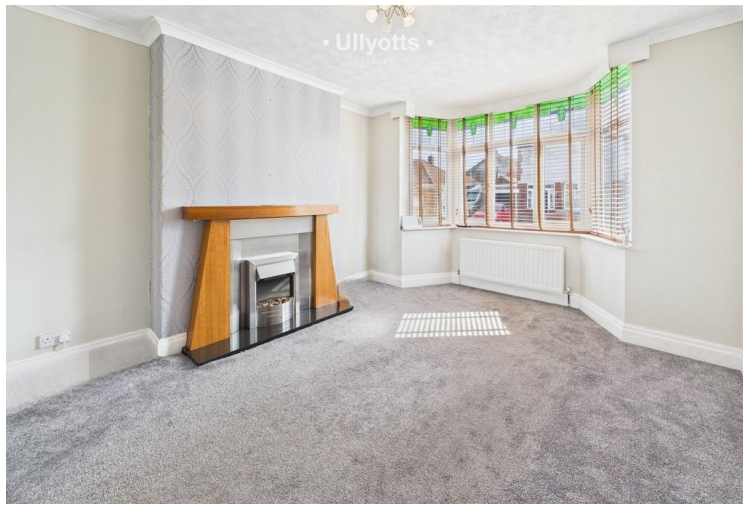
Situated in a highly sought-after location, this traditional three bedroom semi-detached home offers spacious accommodation. The ground floor features an inviting open-plan lounge and dining room, a well-equipped kitchen, separate utility room and a convenient downstairs WC. Upstairs, you'll find three generous bedrooms and a family bathroom. Externally, the property benefits from off-street parking and a garage and is offered with no ongoing chain.

The Saints area in Bridlington is just north of the town centre and is a vibrant and well-served location, ideal for families and professionals. Nestled between Fortyfoot and St. John's Street, the area benefits from a wide range of amenities, including a nursery, hairdresser, café, fish and chip shop, convenience store and beauticians. Aldi is also within comfortable walking distance. The

Queensgate Park is a pleasant green open recreational space. Dukes Park is the home to Rugby, Football, Tennis and Bowls and is a great open green space. The area is also served by excellent educational facilities including Bay Primary (ages 3-11), Martongate Primary (ages 3-11), Headlands School (ages 11-18) and East Riding College.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful beaches, historic harbour and vibrant promenade. With its blend of traditional seaside attractions, quaint Old Town and scenic coastal walks, including the nearby Flamborough Head and Bempton Cliffs, Bridlington offers a perfect mix of relaxation, natural beauty and heritage. Popular with families and holidaymakers, the town also has a thriving local community, making it a delightful place to visit or call home.





Lounge



Dining Room



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

12' 11" x 6' 9" (3.96m x 2.06m)

Entrance to the property is via a glazed UPVC door leading into a welcoming entrance porch, which in turn offers access through a further glazed door featuring attractive stained glass windows into the spacious entrance hall.

The main entrance hall benefits from stylish solid bamboo flooring and features a radiator, two useful understairs storage cupboards and a staircase leading to the first floor. Doors from the hallway provide access to both the lounge and the kitchen, creating a practical flow through the ground floor.

### LOUNGE

14' 0" x 11' 8" (4.29m x 3.58m)

The lounge features a beautiful bay window to the front elevation with charming stained-glass detailing, adding character and natural light to the space. Additional features include decorative coving, a radiator and an electric fire set within a marble hearth and elegant feature surround. An open archway leads seamlessly through to the dining room, enhancing the open-plan layout.

### DINING ROOM

11' 10" x 11' 8" (3.62m x 3.58m)

The dining room is tastefully finished with oak panelled flooring and decorative coving. It also benefits from a radiator and sliding UPVC doors that open out to the rear garden, perfect for indoor-outdoor living and entertaining.

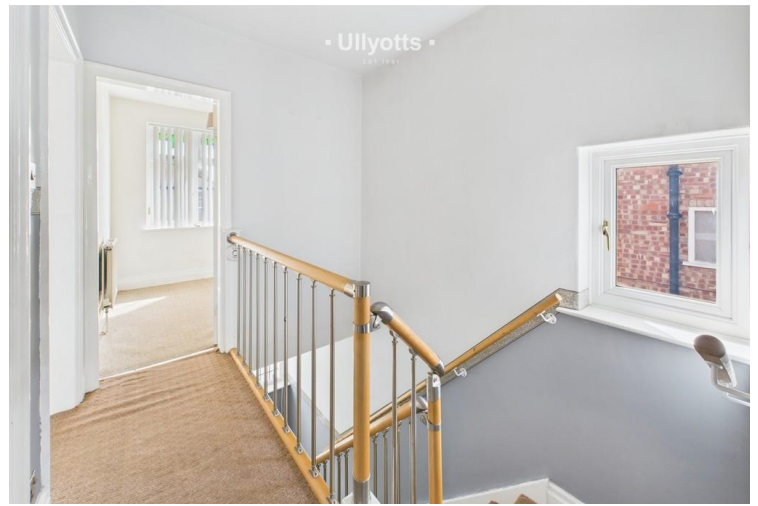
### KITCHEN

15' 8" x 6' 9" (4.79m x 2.07m)

The kitchen features a stylish combination of cream and red gloss wall, base, and drawer units, complemented by a matching marble-effect worktop and tiled splashback. A breakfast bar provides casual dining space for up to three people. Integrated appliances include a Beko oven, five-ring gas hob with extractor fan above and a radiator. An inset ceramic 1½ bowl sink with mixer tap is positioned beneath windows to the side and rear elevations, allowing for plenty of natural light. An open doorway leads through to the utility room for added convenience.



Kitchen



Landing



Bedroom 1



Bedroom 2

## UTILITY ROOM

8' 7" x 6' 1" (2.63m x 1.87m)

The utility room is a practical and well-equipped space featuring matching wall and base units with worktop in keeping with the kitchen design. It offers under-counter space and plumbing for a washing machine, along with an inset stainless-steel sink with mixer tap. Additional features include a wall-mounted gas central heating boiler, tiled flooring, and inset spotlighting. A UPVC door provides direct access to the rear garden, while further doors lead to the downstairs WC and the integral garage.

## WC

3' 10" x 3' 2" (1.17m x 0.99m)

The WC features tiled flooring and is fitted with a low-level WC and a wash hand basin, offering a convenient and practical addition to the ground floor accommodation.

## LANDING

8' 5" x 3' 2" (2.59m x 0.99m)

The first-floor landing benefits from a window to the side elevation, allowing natural light to flow through, and provides access to all upstairs rooms.

## BEDROOM 1

14' 9" x 11' 11" (4.51m x 3.65m)

The master bedroom features a beautiful bay window to the front elevation, complete with stained glass detailing that mirrors the bay downstairs, along with a charming window seat. The room also includes open storage units with shelving and hanging space, providing ample storage, along with a radiator for added comfort.

## BEDROOM 2

11' 10" x 11' 8" (3.62m x 3.58m)

Bedroom two offers a window to the rear elevation along with coving, a radiator and a loft hatch offering access to the part boarded loft via a pull down ladder.

## BEDROOM 3

7' 10" x 6' 10" (2.41m x 2.10m)

With a window to the front elevation, allowing plenty of natural light to fill the room, along with a radiator for warmth.

## BATHROOM

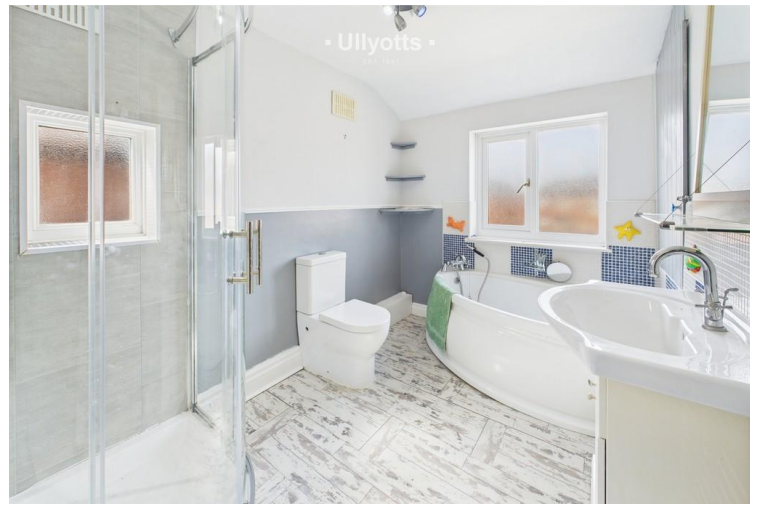
9' 11" x 6' 11" (3.04m x 2.12m)

The family bathroom is well-appointed and features a





Bedroom 3



Bathroom



Garden



Garden

corner bath, a vanity wash hand basin and WC and a heated towel ladder. It also includes a quadrant shower with a thermostatic shower over and tiled surround. The room is finished with wood-effect laminate flooring, and benefits from windows to both the side and rear elevations, allowing for plenty of natural light.

#### 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.

#### PARKING/GARAGE

To the front, the property is set back from the road behind a low-level wall with a dropped kerb, providing a paved frontage that offers convenient off-street parking. The paved frontage also provides access to the garage, which is equipped with an up-and-over door, power and light connected. A personnel door leads directly into the utility room, offering added convenience.

#### OUTSIDE

The rear garden is primarily laid to lawn with a fenced boundary, offering a private and spacious outdoor area. It also features a decked section, perfect for seating or dining, making it an ideal space for relaxation and outdoor entertaining.

#### 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 - B

#### ENERGY PERFORMANCE CERTIFICATE - AWAITED





## 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

The stated EPC floor area, (which may exclude conservatories),  
is approximately 107 m<sup>2</sup> (1151 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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## Driffield Office

64 Middle Street South,  
Driffield, 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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