

▪ Ulllyotts ▪

EST 1891



35 Trentham Drive  
Bridlington  
YO16 6ES

GUIDE PRICE

£175,000

2 Bedroom Semi-Detached Bungalow

▪ Ulllyotts ▪

EST 1891

01262 401401





Rear Elevation

 2
  1
  1
  Garage, Off Road Parking
  Gas Central Heating

### 35 Trentham Drive, Bridlington, YO16 6ES

This well-presented semi-detached bungalow offers comfortable living with a lounge featuring a cosy log burner, a kitchen, bathroom, and two bedrooms. Outside, you'll find an immaculate rear garden perfect for relaxing, a neat front lawn, driveway and a garage providing ample parking and storage. A versatile summer house adds extra space for hobbies or entertaining. Offered with no onward chain, this home combines convenience and charm in a sought-after location.

The property is situated on the north side of the town in a sought-after location offering excellent amenities. Nearby on Marton Road also provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional Lonsdale convenience just up the road on Trentham Drive and a play park also close by. The area benefits from a reliable bus route.

Bridlington is a picturesque seaside town on the East Yorkshire coast, renowned for its sandy beaches, bustling harbour and being the lobster capital. It offers traditional seaside attractions such as amusements and ice cream parlours, a charming promenade and fresh seafood from its working fishing port. Visitors can explore historic sites like Bridlington Priory, Sewerby Hall and the stunning Flamborough Head cliffs nearby. With a welcoming atmosphere and a mix of leisure and heritage, Bridlington is a delightful spot for relaxation and exploration.





Entrance Hall



Lounge



Feature Fireplace



Kitchen

## Accommodation

### ENTRANCE HALL

10' 1" x 2' 10" (3.08m x 0.88m)

Entrance to the property is via a charming stained glass UPVC door to the side, leading into a welcoming entrance hall. The hall features wood-effect flooring, a loft hatch for additional storage access and doors to all rooms, providing a practical and well-organised layout.

### LOUNGE

14' 2" x 9' 10" (4.32m x 3.01m)

The lounge enjoys a window to the rear elevation, offering lovely views of the immaculate garden. Additional features include coving, a radiator and a log burner set on a marble hearth with a matching surround, creating a warm and inviting focal point. A door leads conveniently through to the kitchen, enhancing the flow of the living space.

### BEDROOM 1

12' 8" x 9' 9" (3.87m x 2.99m)

The first bedroom features a window to the front elevation, coving, and a radiator for comfort. It also benefits from fitted wardrobes, a matching vanity area with drawers, and an additional storage cupboard with built-in shelving, providing ample and well-organised storage space.

### BEDROOM 2

9' 3" x 7' 0" (2.84m x 2.15m)

The second bedroom features a window to the front elevation, allowing for plenty of natural light, and includes coving and a radiator, making it a comfortable and well-presented space suitable for a bedroom, guest room, or home office.



Kitchen



Bedroom 1



Bedroom 2



Bathroom

## BATHROOM

7' 0" x 5' 4" (2.15m x 1.64m)

The bathroom is well presented with fully tiled walls and flooring, and a window to the side elevation providing natural light. It features a modern vanity unit housing the wash hand basin and WC, a wall-mounted mirror and a bath with a glass screen and a thermostatic shower over. A tall storage cupboard offers practical space for toiletries and cleaning products, completing this stylish and functional space.

## DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

## CENTRAL HEATING

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

## PARKING & GARAGE

14' 6" x 8' 2" (4.43m x 2.49m)

To the side of the property is a driveway providing off-street parking and access to the garage, which features an up-and-over door, a personnel side door and is

equipped with power and lighting-offering secure and practical storage or workspace options.

## SUMMER HOUSE

The summer house is situated at the bottom of the garden and features a decked area to the front, ideal for outdoor seating. Glazed double doors open into a versatile interior space that can be used as a sitting area, reading nook, or craft room. This charming garden retreat offers a tranquil setting for relaxation or an outdoor dining space.

## OUTSIDE

Set back from the road, this well-presented semi-detached bungalow boasts a charming front garden with a neatly maintained lawn and colourful shrubs and plants, creating an inviting kerb appeal.

The immaculate rear garden features a curved lawn bordered by mature shrubs, plants, and hedging, with a paved pathway leading to the garage's personnel door and providing access to the versatile summer house.





Garden



Summer House



Garden



Garage

## 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 - A

## ENERGY PERFORMANCE CERTIFICATE - RATED B

## SOLAR PANELS

Provide income of around £800 to £900 per annum

## 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.

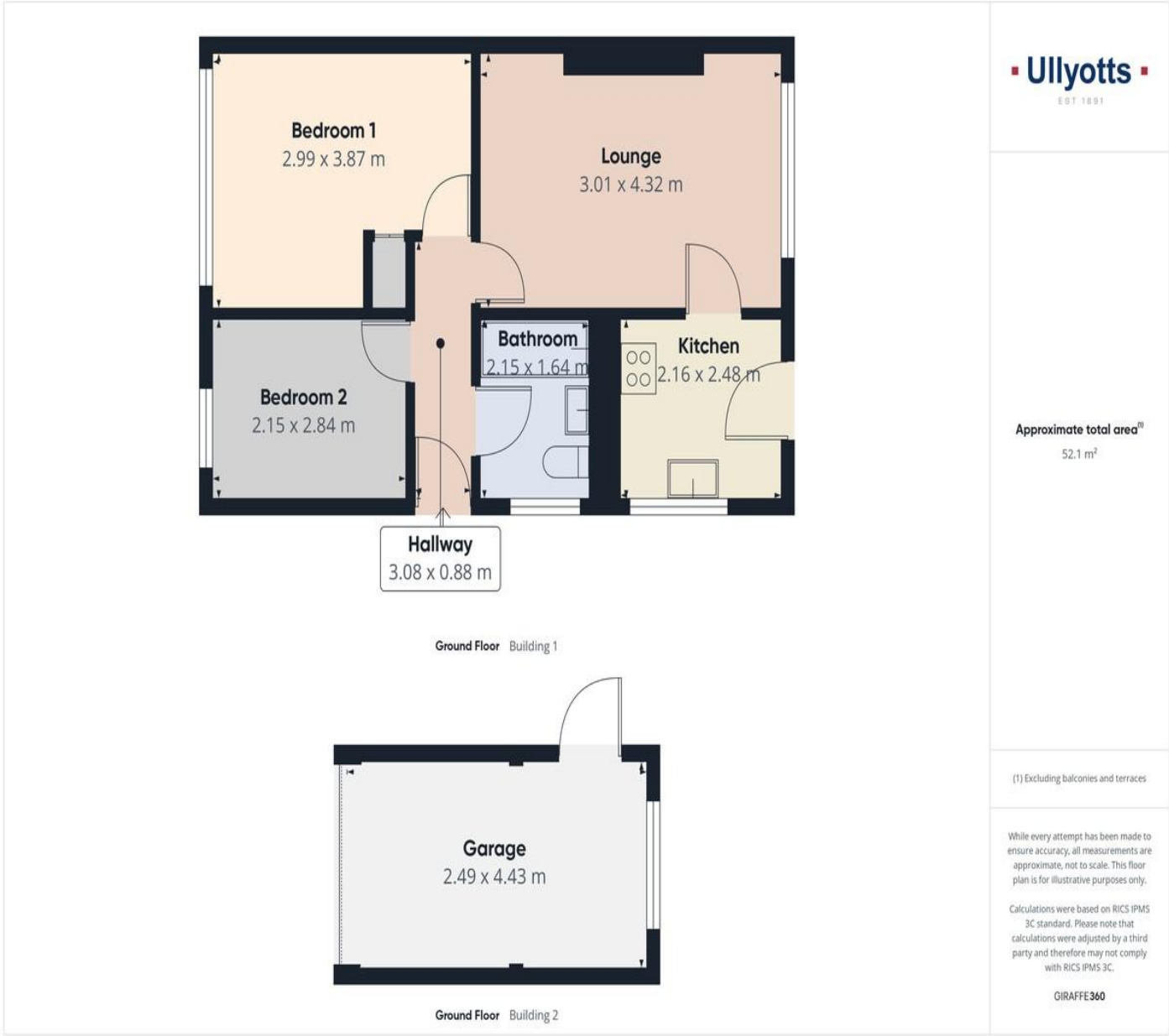
Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts 01262 401401  
Option 1

Regulated by RICS

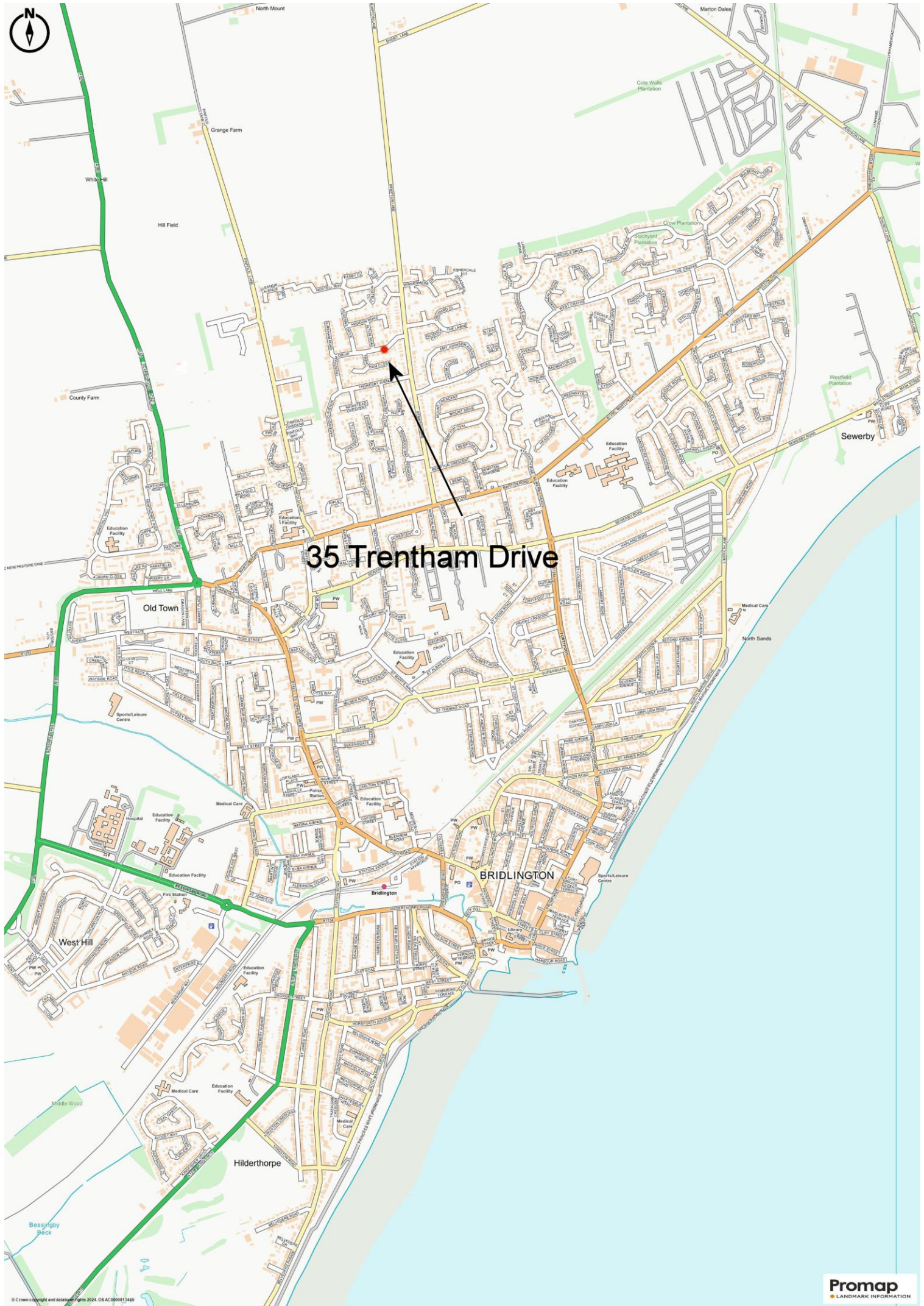
The stated EPC floor area, (which may exclude conservatories),  
is approximately 44 sq m (473 ft2)



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





35 Trentham Drive

BRIDLINGTON



# ■ Ulllyotts ■

EST 1891



## 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

rightmove 

 RICS

 The Property  
Ombudsman

## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations