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EST 1891



3 Bampton Gardens
Bridlington
YO16 7HQ

ASKING PRICE OF

£165,000

2 Bedroom Semi-Detached Bungalow

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01262 401401



Rear Elevation

 2
  0
  1
  Garage, Off Road Parking
  Gas Central Heating

3 Bempton Gardens, Bridlington, YO16 7HQ

This charming semi-detached bungalow offers spacious and versatile living across two floors. The ground floor features a welcoming lounge that flows seamlessly into a dining area and modern kitchen, with a conservatory overlooking the rear garden. A convenient downstairs bedroom and WC provide flexibility for guests or single-level living. Upstairs, the generous master bedroom benefits from a separate dressing area and a stylish bathroom complete with a free-standing bath and separate shower. Externally, the property benefits from a private rear garden, a shared driveway leading to a garage, and is offered with no onward chain.

Bempton Gardens is situated between Marton Road and the Bempton Lane area in Bridlington is on the north side of the town in a sought-after location offering excellent amenities and access to highly regarded schools,

including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18). Nearby, the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store and a play park also close by. The area benefits from a reliable bus route, making it ideal for families and retirees.

Located on the stunning East Yorkshire coast, Bridlington is a charming seaside town known for its beautiful sandy beaches, historic harbour and vibrant promenade. With a rich maritime heritage, excellent local amenities and a range of leisure activities, it offers a perfect blend of coastal living and community spirit. If you're looking for a peaceful retreat Bridlington provides an ideal setting for all lifestyles.



Lounge



Lounge



Dining Area



Kitchen

Accommodation

ENTRANCE HALL

9' 10" x 2' 10" (3.01m x 0.88m)

Entrance to the property is via a stained glass UPVC door leading into a useful porch area, which in turn opens through a further UPVC door into the main entrance hall. The hall features decorative coving, a radiator and provides access to all downstairs rooms.

LOUNGE

14' 1" x 11' 5" (4.30m x 3.48m)

The lounge features a bay window to the front elevation, allowing for plenty of natural light, along with decorative coving, a radiator, and a gas fire with an attractive feature surround creating a cosy focal point. Sliding double doors lead into the dining room, creating a flexible open-plan layout that can also be closed off for a more private setting when desired.

DINING AREA

11' 10" x 11' 4" (3.62m x 3.46m)

The dining room benefits from a radiator and decorative coving, with stairs leading to the first floor landing. French doors open into the conservatory, filling the space with natural light, while an archway provides a seamless

connection to the kitchen, making it a practical and sociable area.

KITCHEN

12' 2" x 12' 2" (3.71m x 3.71m)

The spacious kitchen is well-appointed with a range of white wall, base, and drawer units, including a fitted wine rack and complementary worktops, tiled splashbacks and a tiled floor. A breakfast bar beneath the rear window provides a casual dining area for up to three people. Natural light floods in through three side windows, with a door leading directly into the conservatory. Practical features include under-counter lighting, a 1 1/2 bowl stainless steel sink and drainer with mixer tap, space for a fridge freezer and oven and a fitted extractor fan. An archway leads to additional matching units, offering further storage and functionality.

SUN ROOM

18' 8" x 6' 8" (5.69m x 2.05m)

The conservatory is of UPVC construction, featuring windows that overlook the rear garden and French doors providing direct access outside. It includes two useful storage cupboards currently utilised as utility spaces-one



Conservatory



Wc

housing the gas central heating boiler with plumbing and space for a washing machine and the other with a window to the rear and space for a fridge freezer. This versatile area offers ample room for a dining table and seating, complete with a radiator and lighting, making it an ideal spot for relaxing or entertaining year-round.

BEDROOM 2

11' 11" x 8' 9" (3.65m x 2.69m)

The ground floor bedroom features a window to the front elevation, allowing for plenty of natural light, and is complemented by a radiator and decorative coving, offering a comfortable and welcoming space ideal for guests or flexible living arrangements.

WC

5' 2" x 3' 2" (1.60m x 0.97m)

The ground floor WC is fitted with a WC and a wash hand basin with a tiled splashback, providing a convenient and practical facility.

FIRST FLOOR LANDING

2' 10" x 2' 2" (0.88m x 0.68m)

The staircase to the first floor features inset spotlights for a modern touch and leads to a landing area with door



Ground Floor Bedroom



Stairs

DRESSING ROOM

11' 4" x 7' 8" (3.46m x 2.34m)

The dressing room benefits from a Velux window to the front elevation, creating a bright and airy space, along with a radiator. With doors leading to both the master bedroom and bathroom, it offers a practical layout and could also serve as a home office, craft area, or versatile additional space to suit individual needs.

MASTER BEDROOM

15' 3" x 12' 0" (4.65m x 3.67m)

The master bedroom is a generously sized space featuring two windows to the rear elevation that provide plenty of natural light. It includes a radiator for comfort and benefits from fitted wardrobe storage with hanging space and shelving, offering both practicality and style.

BATHROOM

10' 1" x 5' 11" (3.09m x 1.81m)

The bathroom is beautifully finished with tongue and groove panelling to the lower half of the walls and wood-effect laminate flooring. A Velux window to the front elevation allows natural light to brighten the space. The suite comprises a double shower cubicle with tiled surround and electric shower, a freestanding bath, wash



Bedroom



Dressing Room



Bathroom

hand basin, WC, and a radiator.

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 side of the property is a shared driveway providing access to the garage, which is fitted with an up-and-over door and benefits from power and light, offering secure parking or additional storage space.

OUTSIDE

To the rear of the property lies a low-maintenance garden, predominantly paved with the added benefit of a gravelled area and a flower bed ready for planting. A wooden gate provides secure access from the driveway, and the garden also includes a dedicated bin store area, a secure garden shed, and a greenhouse-ideal for gardening enthusiasts or additional outdoor storage. To the front, the property is slightly elevated and set



Rear Garden

behind a low wall, with neat slate chippings and paved steps leading up to the pathway that guides you to the front entrance.

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 – RATED D

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.



3 Bampton Gardens



The stated EPC floor area, (which may exclude conservatories),
is approximately



VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

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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