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EST 1891



30 Cornfield Crescent
Bridlington
YO16 4RL

GUIDE PRICE

£160,000

3 Bedroom Mid Terraced House

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01262 401401



Garden



3



1



1



On Road
Parking



Gas Central Heating

30 Cornfield Crescent, Bridlington, YO16 4RL

This mid-terraced house offers comfortable and practical living, ideal for a range of buyers. The property features a spacious lounge, a modern kitchen and a useful utility space. Upstairs, there are three bedrooms and a contemporary shower room. Offered with no onward chain, this home is ready for immediate occupation.

The West Hill area is west of the town centre and is a popular and well-connected location, perfect for families and professionals. The area is served by Hilderthorpe Primary School (ages 3-11) and Bridlington School (ages 11-18). Bridlington Hospital is nearby. A parade of shops includes a pharmacy, convenience store, bakery, fish and chip shop and hairdresser, all conveniently situated opposite a play park and St. Mark's Church and community centre. The area is readily accessible to Morrisons, Farnfoods, Currys, McDonald's and Pets at

Home, providing excellent convenience for everyday needs. A bus route serves the area and offers frequent bus services to and from the town centre.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its stunning sandy beaches, historic harbour and vibrant seaside atmosphere. The town offers a mix of traditional seaside attractions, like promenades and ice cream parlours, alongside modern amenities, including shops, restaurants and entertainment venues including Bridlington Spa.



Entrance



Entrance Hall



Lounge



Kitchen

Accommodation

ENTRANCE HALL

10' 3" x 5' 11" (3.14m x 1.82m)

Entrance to the property is via a UPVC door into a porch, leading through to the main entrance hall. The hall benefits from a radiator, stairs to the first-floor landing, two useful storage cupboards and doors providing access to the downstairs rooms.

LOUNGE

16' 9" x 10' 7" (5.12m x 3.24m)

The lounge features a window to the front elevation, decorative coving and a radiator. An electric fire with a feature surround adds a cozy focal point, while UPVC sliding doors provide access to the rear garden, creating a bright and inviting living space.

KITCHEN

10' 5" x 8' 5" (3.20m x 2.59m)

The kitchen boasts a range of gloss base and drawer units with a worktop over, complemented by an inset stainless-steel sink with a mixer tap positioned beneath a rear-facing window overlooking the garden. Additional features include a radiator, an open pantry for extra storage and a door leading through to the utility room.

UTILITY ROOM

7' 3" x 4' 11" (2.22m x 1.50m)

The utility space is partially tiled and offers plumbing for a washing machine along with a gas connection. It features a window to the rear elevation and a rear door providing direct access to the garden.

LANDING

10' 7" x 6' 9" (3.25m x 2.08m)

The landing features a loft hatch, a cupboard housing the hot water tank, a window to the front elevation and doors leading to all bedrooms and the shower room.

BEDROOM 1

14' 3" x 9' 8" (4.35m x 2.95m)

Bedroom 1 offers two rear-facing windows that flood the room with natural light, a radiator for warmth and a discreet storage cupboard housing the gas central heating boiler, combining practicality with comfort.



Landing



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 2

11' 11" x 9' 8" (3.64m x 2.95m)

The second bedroom features two rear-facing windows, a radiator for comfort, and a built-in storage area complete with a hanging rail for added convenience.

BEDROOM 3

10' 4" x 6' 10" (3.16m x 2.10m)

The third bedroom benefits from a window to the front elevation, a radiator, and a handy storage cupboard.

SHOWER ROOM

6' 10" x 6' 9" (2.10m x 2.08m)

The shower room features a window to the front elevation, vinyl flooring, and tiled walls. It includes a WC, wash hand basin, a shower enclosure with a thermostatic shower a radiator and an extractor fan for ventilation.

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.

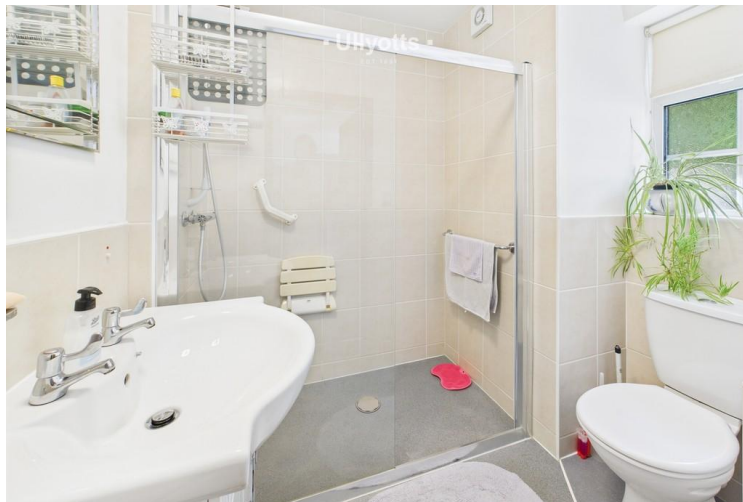
PARKING

The property benefits from convenient on-street parking.

OUTSIDE

To the rear, the property boasts a good-sized garden mainly laid to lawn, adorned with colourful plants and shrubs. A pathway leads to a brick outhouse featuring two storage sheds with lighting and a separate outside toilet. A gated passage, shared with the neighbouring property, provides convenient bin access.

To the front, the double-fronted property sits back from the road, with lawned areas on either side, vibrant planting and a pathway leading to the main entrance.



Shower Room



Rear Elevation



Shed

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 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.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

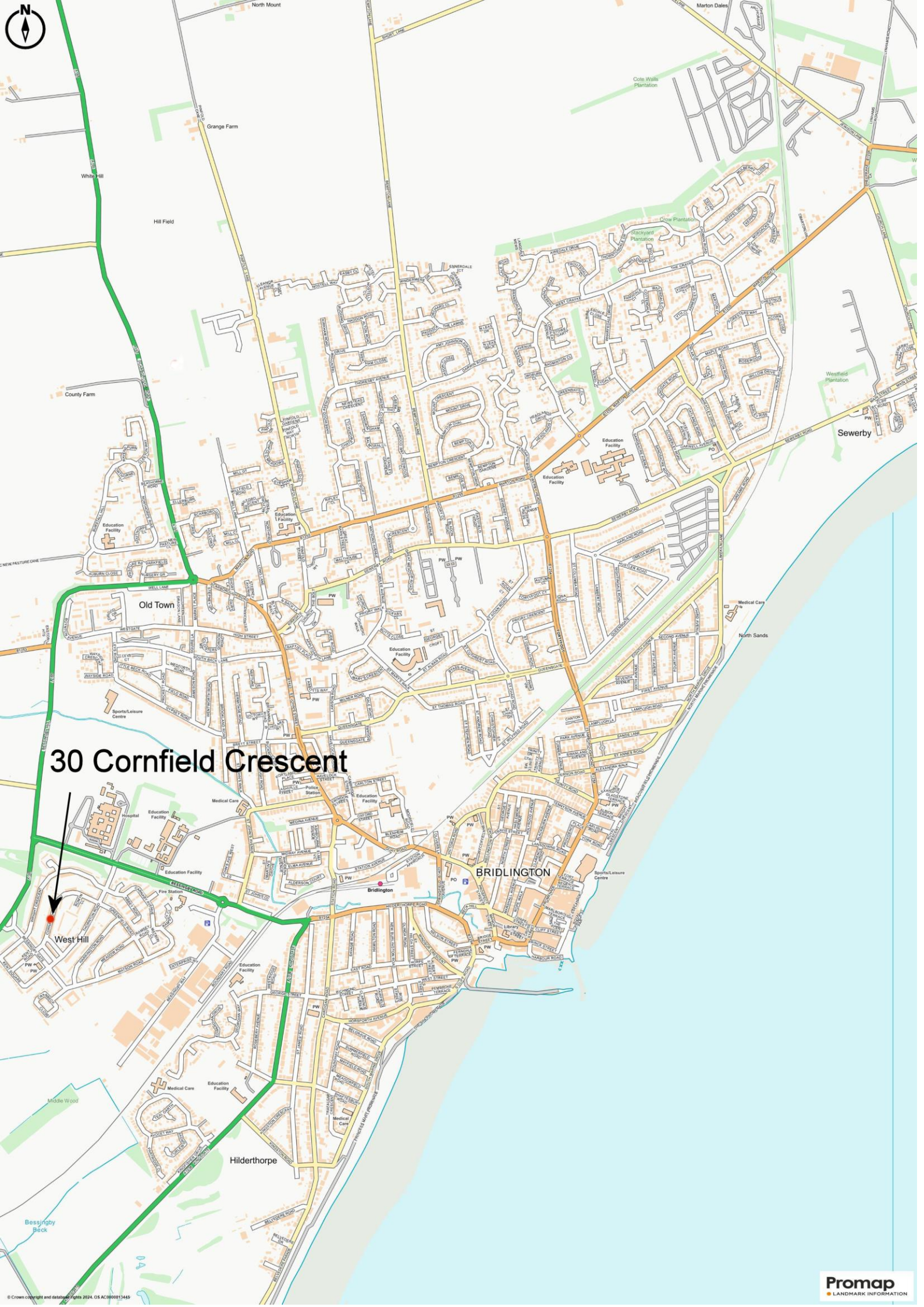
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 88 sq m (947 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



30 Cornfield Crescent



West Hill

BRIDLINGTON

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