



64 Queensgate
Bridlington
YO16 7LN

GUIDE PRICE

£155,000

3 Bedroom Semi-Detached House



Rear Garden



3



2



2



Garage, Off
Road Parking



Gas Central Heating

64 Queensgate, Bridlington, YO16 7LN

Nestled in the sought-after Queensgate area of Bridlington, this charming three-bedroom semi-detached home has been lovingly maintained over the years and now presents a wonderful opportunity for general upgrading to suit modern tastes. Offering spacious and versatile living accommodation, it retains a warm and welcoming feel throughout. With no onward chain, this property is ideal for those looking to create a fabulous family home in a desirable location.

The Queensgate and 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.

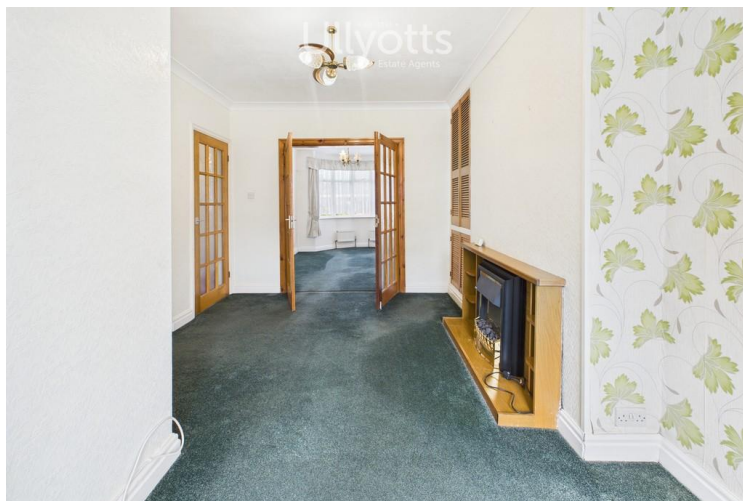
Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful beaches, historic harbour and vibrant promenade. With its blend of traditional seaside attractions, quaint Old Town and scenic coastal walks, including the nearby Flamborough Head and Bampton Cliffs, Bridlington 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 call home.



Entrance Hall



Lounge



Dining Room



Dining Room

Accommodation

ENTRANCE HALL

14' 1" x 5' 1" (4.30m x 1.57m)

Entrance to the property is via a uPVC door into the main entrance hall, which features a radiator, an under-stairs storage cupboard, a window to the front elevation and doors leading to the downstairs rooms.

LOUNGE

10' 10" x 10' 7" (3.32m x 3.25m)

The lounge features a bay window to the front elevation, enhancing natural light, along with a charming picture rail, a fireplace, two radiators for added comfort and glazed double doors opening into the dining room

DINING ROOM

13' 10" x 9' 5" (4.23m x 2.89m)

The dining room offers a built-in storage cupboard, a feature fireplace, and a window overlooking the rear garden. Other features include coving to the ceiling, a uPVC door providing access to the garden and an archway leading seamlessly into the kitchen.

KITCHEN

10' 9" x 5' 2" (3.30m x 1.58m)

The kitchen is fitted with a range of wall, base and drawer units complemented by a worktop, tiled splashback and vinyl flooring. Natural light is provided by windows to the side and rear elevations, along with a uPVC door leading to the rear lobby. Integrated appliances include an electric oven, gas hob with extractor above and a stainless-steel sink with drainer.

REAR HALLWAY

8' 3" x 3' 1" (2.53m x 0.95m)

The rear lobby features a window for natural light, a uPVC door providing direct access to the garden and leads into the downstairs shower room.

SHOWER ROOM

6' 5" x 6' 5" (1.98m x 1.96m)

A convenient downstairs wet room featuring partially tiled walls, a wash hand basin, low-level WC, electric shower and two windows to the side elevation providing natural light and ventilation.



Kitchen



Kitchen



Shower Room



Bedroom 1

LANDING

7' 6" x 2' 10" (2.30m x 0.87m)

The landing benefits from a window to the side elevation, a loft hatch providing access to the attic space and doors leading to all upstairs rooms.

BEDROOM 1

13' 4" x 8' 11" (4.08m x 2.74m)

Bedroom one features a bay window to the front elevation, allowing for plenty of natural light, a radiator, and fitted wardrobes offering ample storage space.

BEDROOM 2

10' 10" x 8' 2" (3.31m x 2.51m)

Bedroom two offers a window to the rear elevation, a built-in storage cupboard housing the hot water tank and additional cupboards with a hanging rail, a dressing area and a radiator.

BEDROOM 3

6' 7" x 5' 10" (2.03m x 1.78m)

With a window to the front elevation and a radiator.

BATHROOM

7' 5" x 6' 5" (2.28m x 1.96m)

The bathroom features a window to the rear elevation, a panelled bath, WC, wash hand basin, radiator, and partially tiled walls.

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.

GARAGE

The garage benefits from an up-and-over door with power connected, plus a personnel door for convenient access. At the rear of the garage is an additional lockable storage shed, which could also be used as a potting shed.



Bedroom 2



Bedroom 3



Bathroom



Garden

OUTSIDE

To the rear lies a beautifully maintained garden, predominantly laid to lawn and bordered by colourful shrubs and plants. An archway leads to a paved area and a pathway that provides access to the garage and potting shed.

To the front, the property is set back from the pavement behind a low-level wall, adorned with shrubs and plants, and features a pathway leading to the front entrance.

To the side, a shared driveway provides access to the garage, with potential to create additional parking at the front of the property.

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 F

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

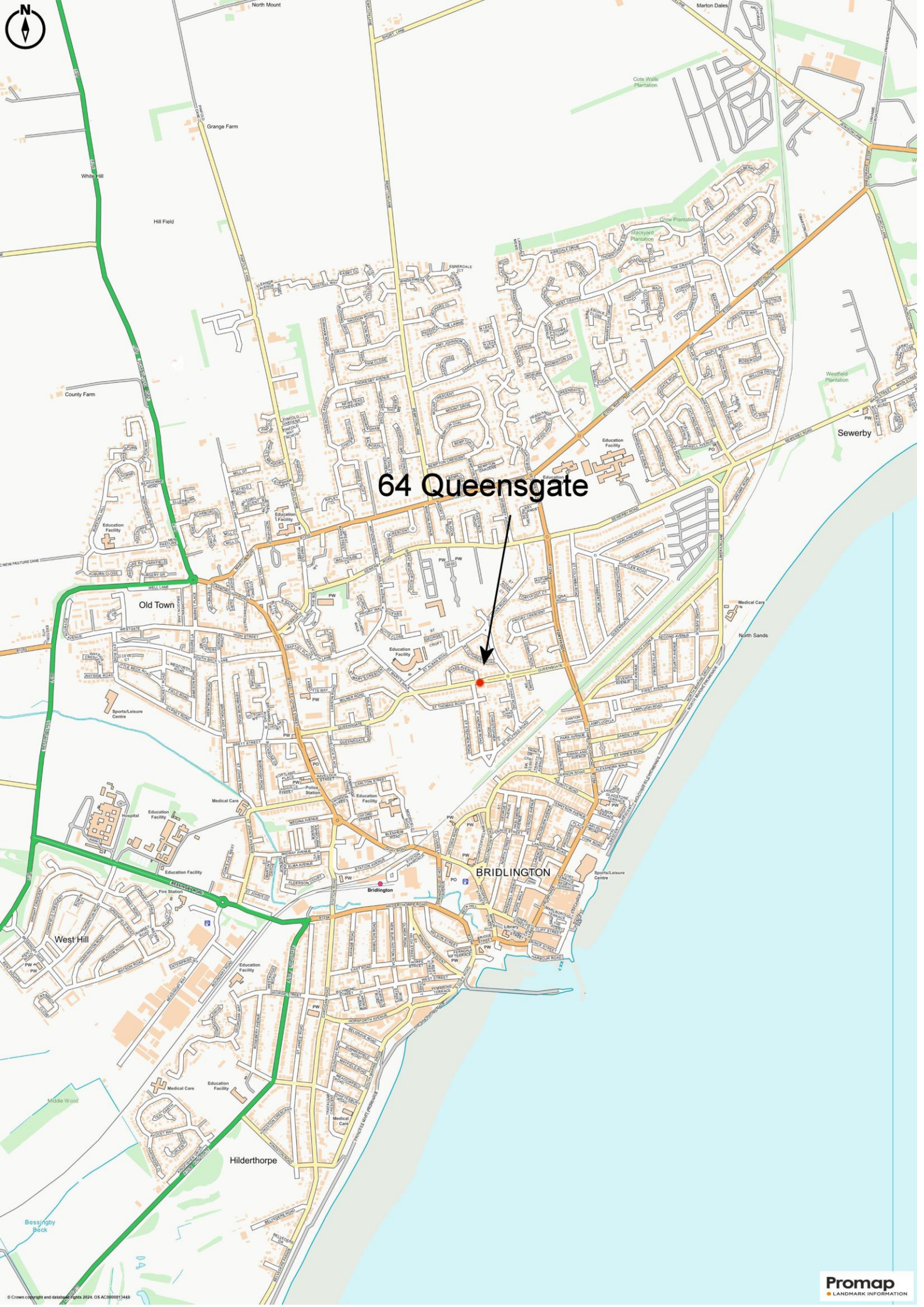
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 139 sq m (1496 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



64 Queensgate

BRIDLINGTON

■ Ulllyotts ■

EST 1891



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