



8 Partridge Close
Bridlington
YO15 3LQ

OFFERS OVER

£315,000

4 Bedroom Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01262 401401



Rear Garden

 4  2  2  Garage, Off Road Parking  Gas Central Heating

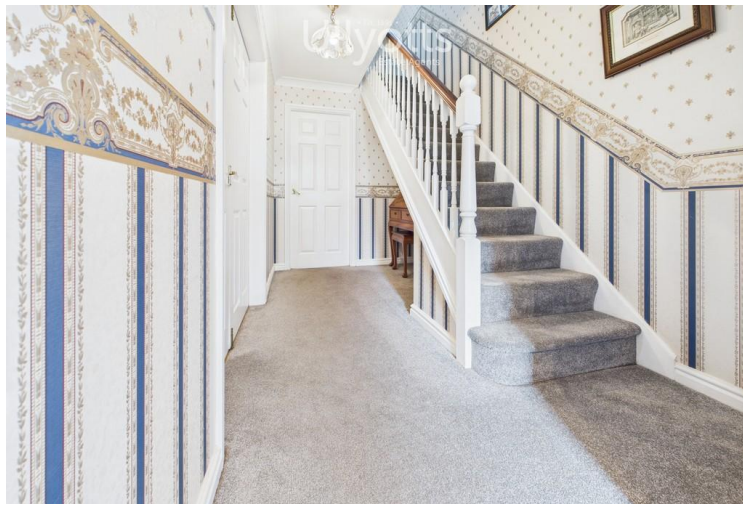
8 Partridge Close, Bridlington, YO15 3LQ

This well maintained detached property combines generous living space, ideal for families or those seeking versatile accommodation. The ground floor features a spacious lounge flowing into a dining area, a bright conservatory with a new glass roof, a well-equipped kitchen open to a breakfast room, a utility room and a convenient WC. Upstairs offers four well-sized bedrooms, including a master with ensuite and a family bathroom. Outside, the home benefits from off-road parking, a garage with a new electric roller door and attractive front and rear gardens.

The Partridge Close area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. The area is close to Hilderthorpe Primary School (ages 3-11), a nursery school, Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages 11-18). Local conveniences include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery is just a short walk away. The stunning South Side

beach and seafront, Belvedere Golf Course is also nearby, making this an ideal location for all.

Bridlington is a charming seaside town on the East Yorkshire coast, perfect for family living. It offers a great blend of coastal beauty and everyday convenience, with sandy beaches, a picturesque harbour and a vibrant promenade and sea front. The town offers a range of schools, shops, leisure facilities and parks, along with excellent transport links to nearby towns and cities. With a strong sense of community and plenty of outdoor activities, Bridlington is an ideal location for families seeking a balanced and enjoyable lifestyle.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

18' 0" x 3' 5" (5.50m x 1.06m)

Entrance is via a glazed uPVC door into a spacious hallway, featuring a radiator, stairs to the first-floor landing, access to the downstairs WC and kitchen, and double doors opening into the lounge.

LOUNGE

20' 4" x 10' 11" (6.20m x 3.33m)

The lounge is a bright and inviting space, enhanced by a charming box bay window to the front and an additional side window that floods the room with natural light. A gas fire with a decorative feature surround provides a cozy focal point, while classic coving, a radiator and an open archway to the dining room complete the space.

DINING ROOM

11' 11" x 9' 4" (3.65m x 2.85m)

The dining room provides a comfortable and well-proportioned space, ideal for entertaining, with room for a central dining table. Finished with coving and a radiator, it offers seamless access to both the kitchen and the conservatory.

KITCHEN

16' 6" x 11' 8" (5.03m x 3.58m)

The kitchen offers a range of wall, base, drawer and display units, including a built-in wine rack with a worktop over, tiled splashback and tile effect vinyl flooring. A 1½ stainless steel sink and drainer is positioned beneath a rear-facing window, flooding the space with natural light. Fitted appliances include an oven, a four-ring gas hob and an extractor fan, with additional space for a fridge freezer and dishwasher. A radiator adds comfort, and the kitchen seamlessly opens into a bright breakfast area.

BREAKFAST AREA

Open from the kitchen, the breakfast room provides a versatile casual dining space, currently utilized as a home office. It features a radiator, a door leading to the utility room and a glazed uPVC door that opens directly onto the rear garden patio, seamlessly connecting indoor and outdoor living.

CONSERVATORY

17' 3" x 9' 10" (5.28m x 3.01m)

The spacious conservatory provides a bright and versatile family space, featuring a recently replaced glass roof. Accessed from the dining room, it benefits from French doors that lead directly onto the garden.



Breakfast Area



Conservatory



Conservatory



Utility

UTILITY ROOM

7' 5" x 4' 11" (2.28m x 1.51m)

The utility room offers a practical and convenient space, fitted with base units topped by a work surface and a tiled splashback. It includes a stainless steel sink and drainer, wall-mounted gas central heating boiler and plumbing and space for a washing machine. A radiator provides warmth, while a glazed uPVC door opens to the side elevation for easy outdoor access.

WC

6' 4" x 2' 7" (1.94m x 0.80m)

The ground floor WC features a front-facing window, a vanity wash hand basin, a WC and a radiator.

FIRST FLOOR LANDING

6' 0" x 4' 3" (1.83m x 1.31m)

The first-floor landing is brightened by high-level windows to the side elevation and features a radiator, access doors to all rooms, a storage cupboard housing the hot water tank and a loft hatch.

BEDROOM 1

12' 0" x 10' 10" (3.68m x 3.32m)

The master bedroom is a light-filled space with a front-facing window, it includes a radiator, built-in wardrobes with hanging

space, drawers and a dressing area. From here a door leads to a private ensuite shower room.

ENSUITE

8' 9" x 5' 6" (2.67m x 1.70m)

The ensuite is sleek and modern, featuring a tiled floor, a vanity wash hand basin, WC, a double shower tray with a glass screen and a double-head thermostatic shower with tiled surround. Additional highlights include a side-facing window, a heated towel ladder and an extractor fan for further ventilation.

BEDROOM 2

10' 7" x 9' 4" (3.23m x 2.86m)

The second bedroom features a rear-facing window, fitted wardrobes and a radiator.

BEDROOM 3

7' 11" x 7' 4" (2.43m x 2.24m)

The third bedroom enjoys a window to the front elevation, allowing in plenty of natural light and a radiator.

BEDROOM 4

8' 7" x 6' 6" (2.64m x 2.00m)

The fourth bedroom enjoys a window to the side elevation, allowing in plenty of natural light, and is fitted with a radiator for added comfort.



w/c



Landing



Bedroom 1



Ensuite

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

The family bathroom is well-appointed with tile-effect vinyl flooring, a panelled bath with shower attachment and tiled surround, a modern vanity wash hand basin, WC, and a heated towel ladder for added comfort.

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.

OUTSIDE

To the front of the property, a neatly maintained lawn adds to the properties kerb appeal with a driveway that offers parking.

The rear of the home, a superbly sized enclosed garden, mainly laid to lawn and enjoying a peaceful woodland backdrop, along with a patio area which is suitable for a seating area or dining-ideal for family gatherings and entertaining. Gated side access leads to a discreet bin storage area and an additional gate provides secure entry to the rear garden, offering both privacy and practicality.

PARKING/GARAGE

17' 8" x 8' 7" (5.39m x 2.64m)

To the front of the property, a generous driveway provides off-street parking for several vehicles and leads to a single garage, complete with power, lighting and a recently refitted electric shutter door.

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 - D

ENERGY PERFORMANCE CERTIFICATE - RATED C

The digitally calculated floor area is 127 sq m (1,367 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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.

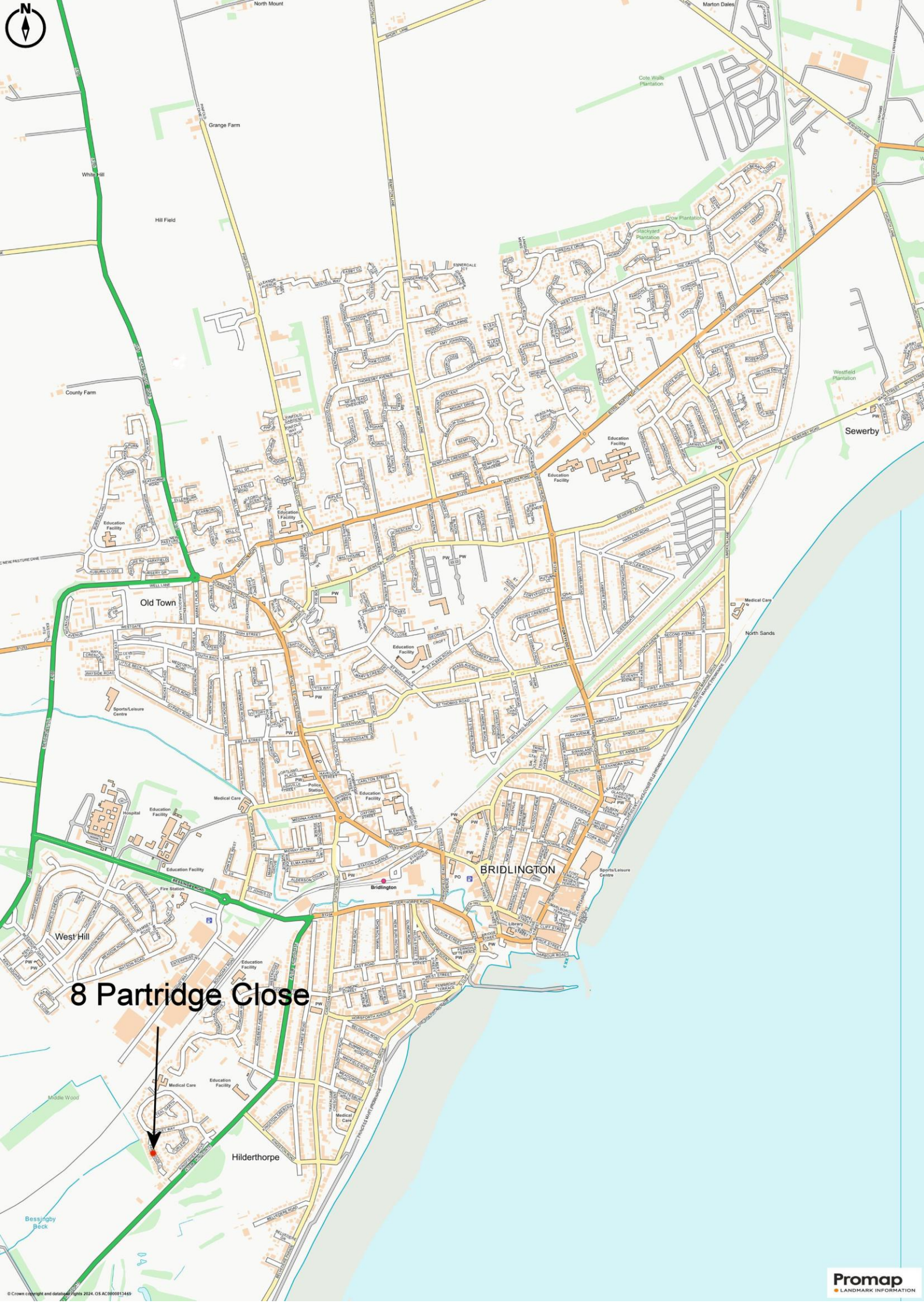
VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

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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