



5 Meadowfield Road
Bridlington
YO15 3LD

OFFERS OVER

£290,000

3 Bedroom Semi-Detached House



Outside Space



3



3



4



Off Road
Parking



Gas Central Heating

5 Meadowfield Road, Bridlington, YO15 3LD

This traditional semi-detached home is ideally located just a short walk from the sea, offering a wonderful blend of period charm and versatile living space across three floors. The ground floor benefits from a separate lounge with a bay window and classic features, alongside a spacious open-plan kitchen, dining, and sitting area - perfect for modern living and entertaining. Upstairs boasts three double bedrooms, including one with sea views, and benefits from a Jack and Jill bathroom as well as two additional en-suites, providing excellent flexibility for families or guests

The Belvedere area is to the south of the town centre and close to the south bay beach. It is a much sought-after location, offering a perfect blend of convenience and coastal living. Families will appreciate the excellent nearby schools, including a nursery, Hilderthorpe Primary

(ages 3-11), Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages 11-18). For leisure the Belvedere Golf Course is just moments away, along with immediate access to the beach and the picturesque South Marine Drive promenade, making this an ideal location for those seeking a lifestyle close to the sea.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Entrance Hall



Kitchen



Dining Room



Sitting Room

Accommodation

ENTRANCE HALL

12' 2" x 3' 7" (3.72m x 1.11m)

The room features elegant Laminate wooden flooring throughout, complemented by a single radiator for warmth and comfort. A staircase leads to the first floor, showcasing timeless architectural charm with classic details such as a decorative ceiling rose and traditional coving. An under-stairs storage cupboard, enhancing the room's functionality without compromising its character.

LOUNGE

12' 10" x 12' 3" (3.92m x 3.74m)

The lounge is in need of some cosmetic updating but offers great potential with its generous layout and charming features. To the front, a large bay window allows plenty of natural light to fill the space, while decorative coving adds a touch of traditional character. Double doors open into the spacious open-plan sitting room/dining room.

KITCHEN

12' 2" x 7' 11" (3.73m x 2.42m)

The kitchen is well-appointed with tiled walls and modern finishes, featuring integrated appliances including a

dishwasher, oven, and microwave. Marble-effect granite worktops add a touch of elegance, complemented by tiled flooring for durability and easy maintenance. A large rear-facing window and a UPVC door provide natural light and direct access to the rear garden. Traditional coving blends beautifully with modern touches, while ceiling spotlights complete the look of this stylish and functional space.

DINING ROOM

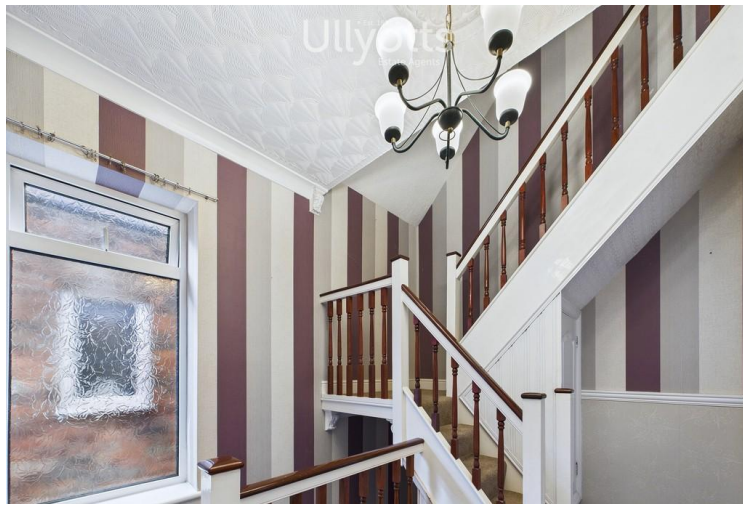
12' 3" x 11' 11" (3.74m x 3.65m)

Offering a generous and versatile space, perfect for both everyday living and socialising. The current owners utilise this area as a dining space, taking full advantage of the open layout that flows seamlessly into the kitchen.

SITTING ROOM

12' 5" x 12' 4" (3.81m x 3.78m)

Spacious and light-filled area located at the rear of the property, benefiting from an abundance of natural light thanks to large UPVC patio doors that open directly onto the rear garden. The room features stylish engineered wood flooring and is centred around a modern electric fire, creating a warm and inviting atmosphere.



Landing



Bedroom 1



Ensuite



Bedroom 2

WC

5' 9" x 2' 11" (1.77m x 0.89m)

The WC is fitted with a modern vanity unit housing a wash hand basin, alongside a matching toilet. The room is partly tiled for a sleek, low-maintenance finish, and a large side-facing window allows for ample natural light.

FIRST FLOOR LANDING

10' 7" x 8' 0" (3.25m x 2.46m)

The first floor landing features a radiator and decorative coving, enhancing the traditional character of the home. A large side-facing window allows natural light to brighten the space, while a staircase provides access to the upper floor.

BEDROOM 1

12' 3" x 12' 0" (3.74m x 3.68m)

The master bedroom is a bright and elegant space, featuring large bay windows that offer stunning sea views. Traditional decorative coving and a beautiful ceiling rose add a touch of classic charm, complemented by a radiator for year-round comfort. The room leads directly into a private en-suite.

ENSUITE

8' 0" x 8' 0" (2.46m x 2.46m)

With fully tiled walls and flooring, offering a sleek and low-maintenance design. It features a modern walk-in shower with a glass screen, a stylish vanity unit with wash hand basin, a WC, and a front-facing window that provides natural light and ventilation.

BEDROOM 2

11' 10" x 10' 5" (3.63m x 3.19m)

This bedroom benefits from fitted wardrobes providing ample storage and a window overlooking the rear garden, flooding the room with natural light. The boiler is discreetly housed in a fitted cupboard for convenience and a radiator for warmth and comfort. Additionally, the room offers direct access to a Jack and Jill bathroom.

BATHROOM

8' 0" x 5' 8" (2.44m x 1.73m)

features a vanity unit with wash hand basin and WC, complemented by fully tiled walls and flooring for a clean, modern look. A bath with an overhead electric shower and a glass folding screen. A rear-facing window allows natural light to brighten the space.



Bathroom



Bedroom 3



Ensuite



Rear Garden

SECOND FLOOR LANDING

A private landing provides access into the upper floor bedroom.

BEDROOM 3

14' 8" x 9' 11" (4.49m x 3.04m)

Located at the top of the house, this bedroom features a rear-facing window with limited sea views, allowing natural light to fill the space. A large storage cupboard provides additional space or can be used as a wardrobe. The room benefits from a radiator for comfort and offers private access to an en-suite bathroom.

ENSUITE

6' 1" x 5' 10" (1.86m x 1.80m)

Featuring practical vinyl wood-effect flooring and partially tiled walls, combining style with easy maintenance. It includes a bath, a pedestal sink, an extractor fan for ventilation, 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

A concrete driveway provides convenient off-street parking.

OUTSIDE

To the front of the house is a partly grassed area, thoughtfully planted with a variety of plants, adding natural beauty and kerb appeal.

The rear garden offers access to an open outhouse at the bottom of the garden, currently used as a charming outdoor dining area featuring a decorative fireplace. This space provides ample storage and a sheltered area, perfect for enjoying the garden even during the winter months.

Additionally, there is a separate outbuilding used for storage, which benefits from under counter space and a sink, adding versatility to the space. This outbuilding also includes a WC, offering flexible options for use, whether as a workshop, studio, or utility area.

The stated EPC floor area, (which may exclude conservatories),
is approximately 142 sq m (1528 ft²)



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 - C

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

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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■ Ulllyotts ■

EST 1891



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