



24 Curlew Grove
Bridlington
YO15 3NX

ASKING PRICE OF

£285,000

3 Bedroom Link Detached House



Kitchen / Dining Area



3



2



1



Garage, Off
Road Parking



Gas Central Heating

24 Curlew Grove, Bridlington, YO15 3NX

This beautifully renovated three-bedroom link-detached home offers a stylish lounge, convenient downstairs WC and a stunning open-plan kitchen diner, with three bedrooms and a modern family bathroom upstairs. A fully paved frontage provides parking for multiple vehicles, while the immaculate rear garden creates an ideal space for relaxation or outdoor dining.

This area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. Local conveniences just a short drive away include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery is close by. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

Bridlington is a charming seaside town on the Yorkshire coast, perfect for families seeking a vibrant yet relaxed lifestyle. It offers award-winning sandy beaches, a bustling harbour, it is the Lobster Capital and has a wide range of attractions including a leisure centre, ice-cream parlours, children's parks and family-friendly eateries. Excellent schools, convenient shopping facilities and regular transport links make it a practical choice, while nearby nature reserves and coastal walks offer plenty of opportunities for outdoor adventures.



Lounge



Kitchen/Dining Area



Kitchen /Dining Area



WC

Accommodation

ENTRANCE HALL

8' 8" x 3' 0" (2.65m x 0.92m)

The property is entered via a composite door into a welcoming entrance hall with a radiator and stairs leading to the first floor, access to the lounge and downstairs WC.

LOUNGE

13' 10" x 13' 2" (4.23m x 4.02m)

The lounge features a front-facing window, coving, radiator, and stylish feature wallpaper, while also providing convenient access to the open-plan kitchen diner.

KITCHEN/DINER

25' 1" x 9' 8" (7.65m x 2.96m)

The heart of the home is the fantastic open-plan kitchen and dining area, providing a superb space for family dining and entertaining. It features a vast range of matte navy wall, base, and drawer units with a marble-effect worktop and matching waterproof click flooring. Fitted appliances include a fridge freezer, separate full freezer, electric oven, microwave, electric hob with extractor fan,

and dishwasher, with hidden space for a stacked washing machine and dryer, as well as the gas central heating boiler (12 Months old). A composite sink with mixer tap, a radiator, and ample space for a dining table complement the room, while a sliding UPVC door and a further door provide direct access to the garden. Additional features include an understairs storage cupboard, door to the garage and a loft hatch giving access to the solar panel equipment.

WC

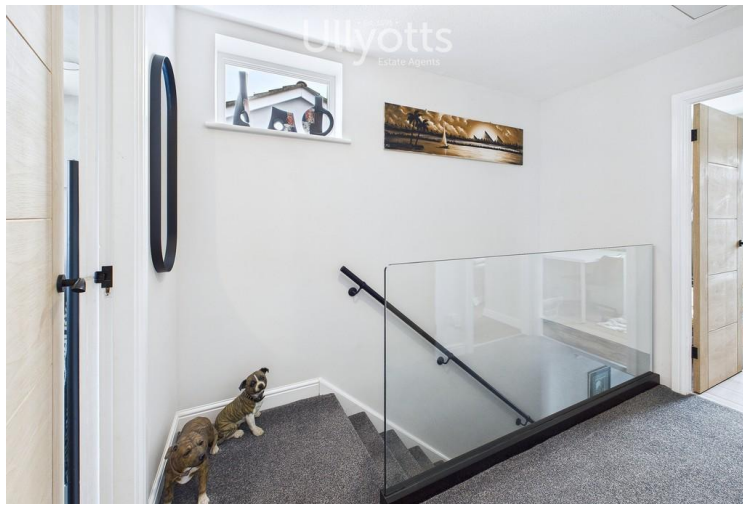
5' 5" x 2' 7" (1.66m x 0.81m)

The downstairs WC is fitted with wood-effect laminate flooring, a high-level window, WC, and a wash hand basin set into a matte navy vanity unit with a tiled splashback, complete with a radiator.

FIRST FLOOR LANDING

9' 10" x 6' 1" (3.00m x 1.87m)

The first-floor landing features a glass balustrade, a storage cupboard, a side-facing window, loft hatch, and doors leading to all bedrooms and the family bathroom.



Landing



Bedroom 1



Bedroom 1



Bedroom 2

BEDROOM 1

12' 4" x 8' 3" (3.76m x 2.54m)

The master bedroom boasts a front-facing window, feature wall panelling, wood-effect laminate flooring, a radiator, and fitted wardrobes with shelving, hanging rails, and drawer storage.

BEDROOM 2

9' 5" x 8' 11" (2.88m x 2.72m)

The second bedroom features a rear-facing window, wood-effect laminate flooring, a radiator, and fitted wardrobes.

BEDROOM 3

7' 10" x 7' 4" (2.39m x 2.24m)

The third bedroom features a front-facing window, wood-effect laminate flooring, and a radiator.

BATHROOM

7' 3" x 6' 0" (2.21m x 1.84m)

The family bathroom has been beautifully renovated and features a rear-facing window, tile-effect laminate flooring, a panelled bath with glass screen and fitted

thermostatic waterfall shower, vanity wash hand basin with WC, wet wall surround, heated towel ladder, and a light-up mirror.

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 features an electric roller door with power and lighting, and a personal door providing direct access into the kitchen. The controls for the garage door are conveniently located to the left of the front entrance.

PARKING

To the front, a recently paved area provides ample parking for multiple vehicles along with an EV charging point, with gated side access leading to the rear garden.

OUTSIDE

The rear garden is immaculately presented, featuring a



Bedroom 3



Bathroom



Rear Elevation



Garden

neatly paved area with a central square lawn, secured by fenced boundaries and colourful borders filled with vibrant flowers. A patio provides space for seating and dining, a built-in bin store and a large metal shed offers a neat space for storing bins and gardening equipment.

SOLAR PANELS

The solar panels are owned by the property and come with a battery backup, as well as a feed-in tariff through Octopus Energy.

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 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.

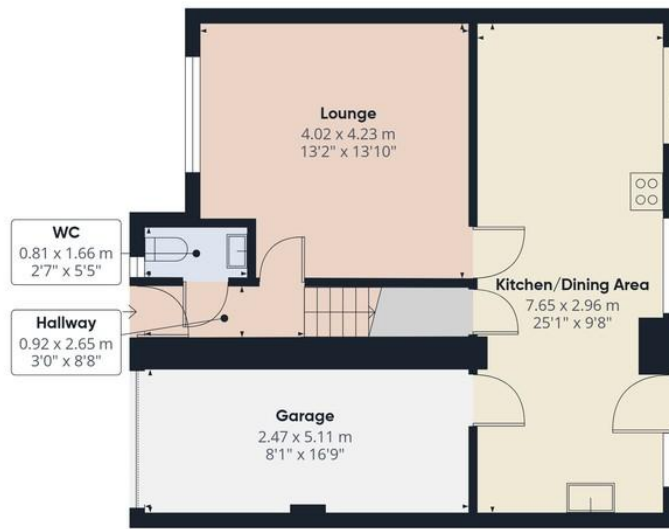
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The digitally calculated floor area is 82 sq m (883 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

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Approximate total area^{no}
90,7 m²
977 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



24 Curlew Grove



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