



92 Airedale Drive  
Bridlington  
YO16 6GL

OFFERS OVER





**£315,000**


**4 Bedroom Detached House**





Garden

 4
  2
  2
 

Garage, Off Road Parking
  Gas Central Heating

## 92 Airedale Drive, Bridlington, YO16 6GL

Situated in the desirable Crayke area of Bridlington, this beautifully presented four-bedroom home combines style, space, and practicality. The ground floor features a welcoming lounge, open-plan kitchen diner, downstairs WC, and utility room, while upstairs offers a master bedroom with ensuite, three further bedrooms, and a family bathroom. Outside, a well-maintained garden, ample off-street parking and a garage complete the property. The home itself enjoys lovely views overlooking the park and is impeccably cared for and move-in ready.

The Crayke is on the north side of the town and is a sought-after residential area offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short

distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store. The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops, and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.





Entrance Hall



Lounge



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

15' 7" x 6' 5" (4.77m x 1.96m)

The property is entered via a composite door into a spacious entrance hall, featuring stairs leading to the first-floor landing, elegant coving, a radiator and doors providing access to all downstairs rooms.

### LOUNGE

14' 4" x 10' 11" (4.39m x 3.34m)

The lounge is beautifully presented, featuring a window to the front elevation with views over the front garden and the park beyond. It benefits from elegant coving, a radiator and a striking electric fire set within a marble hearth and wooden surround, creating a warm and inviting focal point.

### DINING ROOM

11' 6" x 9' 4" (3.52m x 2.87m)

The dining area is open plan to the kitchen and features coving, a radiator, and ample space for a dining table. A sliding UPVC door provides direct access to the garden, creating a bright and airy space for family meals and entertaining.

### KITCHEN

13' 4" x 8' 9" (4.08m x 2.68m)

The kitchen is fitted with a range of wall, base, drawer and display units with work surfaces over, complemented by a tiled splashback and tiled-effect laminate flooring. A one-and-a-half bowl sink with drainer and mixer tap is positioned beneath a rear-facing window overlooking the pleasant garden. There is space for a Range Master oven with a fitted extractor fan and splashback and a door provides convenient access to the utility room.

### UTILITY ROOM

6' 10" x 6' 9" (2.09m x 2.06m)

The utility room is a practical and well-appointed space, featuring a rear-facing window, under-counter space with plumbing for a washing machine and dryer and room for a tall fridge-freezer. It also benefits from coving, a radiator, a side door providing access to the bin store area, a personal door to the garage and gated access to the front of the property.

### WC

6' 5" x 2' 11" (1.98m x 0.90m)

The downstairs WC is fitted with a WC and a curved vanity wash hand basin with a tiled splashback, complemented by a heated towel ladder.





Kitchen / Dining Room



Utility Room



Bedroom 1



Ensuite

## FIRST FLOOR LANDING

The first-floor landing features coving, a radiator and a storage cupboard with a loft hatch and pull-down ladder leading to a partially boarded loft. Doors provide access to all bedrooms and the family bathroom.

### BEDROOM 1

13' 11" x 10' 5" (4.26m x 3.18m)

The master bedroom is beautifully presented, featuring coving, fitted wardrobes with mirrored doors included in the sale, a radiator and a window to the front elevation overlooking the park. A door provides access to the ensuite shower room.

### ENSUITE

7' 3" x 4' 1" (2.21m x 1.27m)

The ensuite is beautifully presented, featuring tiled walls, a vanity wash hand basin, WC and a shower enclosure with a thermostatic shower and glass door. A window to the front elevation allows natural light to fill the space.

### BEDROOM 2

15' 5" x 9' 3" (4.72m x 2.83m)

The second bedroom features a window to the front elevation overlooking the park, coving, a radiator and fitted wardrobes with mirrored doors included in the sale.

### BEDROOM 3

10' 4" x 9' 6" (3.15m x 2.91m)

The third bedroom features coving, a radiator and a window to the rear elevation, providing a bright and comfortable space.

### BEDROOM 4

9' 3" x 8' 4" (2.82m x 2.55m)

The fourth bedroom benefits from coving, a radiator and window to the rear overlooking the rear garden.

### BATHROOM

7' 1" x 6' 0" (2.16m x 1.85m)

The family bathroom is well-appointed, featuring a window to the rear elevation, tiled walls, a panelled bath, wash hand basin, WC, wall-mounted LED light-up mirror, heated towel ladder and coving.

### 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.





Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

## GARAGE

17' 1" x 9' 2" (5.23m x 2.81m)

The garage features an up-and-over door, power and lighting, and a personal door for convenient access.

## OUTSIDE

The property benefits from a generous paved driveway providing ample off-road parking and direct access to the garage. A small lawned area at the front, adorned with colourful shrubs and plants, adds charm and a welcoming touch to the façade.

The rear garden is beautifully maintained and features a patio area off the dining room, currently used as a seating and dining space, leading onto a good-sized lawn bordered with vibrant shrubs and plants. A further patio area provides an additional sunny seating space, perfect for relaxing or entertaining.

## 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 - E

## ENERGY PERFORMANCE CERTIFICATE - RATED C

### 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 0**

- Lounge**: 3.34 x 4.39 m (10'11" x 14'4")
- Dining Room**: 3.52 x 2.87 m (11'6" x 9'5")
- Hallway**: 1.90 x 4.71 m (6'3" x 15'5")
- Kitchen**: 2.68 x 4.08 m (8'9" x 13'4")
- WC**: 0.90 x 1.98 m (2'11" x 6'6")
- Utility Room**: 2.06 x 2.09 m (6'9" x 6'10")

**Floor 1**

- Bedroom 1**: 3.18 x 4.26 m (10'5" x 13'11")
- Bedroom 3**: 3.15 x 2.91 m (10'4" x 9'6")
- Bedroom 2**: 2.83 x 4.72 m (9'3" x 15'5")
- Bedroom 4**: 2.82 x 2.55 m (9'2" x 8'4")
- Bathroom**: 2.21 x 1.27 m (7'3" x 4'2")
- Bathroom**: 2.16 x 1.85 m (7'1" x 6'0")

Approximate total area<sup>(n)</sup>  
100.2 m<sup>2</sup>  
1078 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

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

GIRAFFE360





92 Airedale Drive

BRIDLINGTON



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