



27 Queensgate  
Bridlington  
YO16 7ND

ASKING PRICE OF

**£159,950**

**3 Bedroom Semi-Detached House**



Rear Garden



On Road  
Parking



Gas Central Heating

## 27 Queensgate, Bridlington, YO16 7ND

This three-bedroom semi-detached house, situated on Queensgate, offers a fantastic opportunity for someone to create their ideal home. The property features a good-sized front garden, a rear garden, a lounge, dining room, kitchen, three bedrooms and a family bathroom. With plenty of scope for modernization, it would make a fabulous first home and offered with no onward chain.

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. A bus stop is located just outside the property for easy transport links.

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

13' 9" x 6' 5" (4.20m x 1.96m)

Access to the property is through a glazed composite front door, opening into a spacious entrance hall. The hall benefits from a window to the front elevation, a radiator and an understairs storage cupboard. Doors lead to all ground floor rooms and stairs rise to the first-floor landing.

### LOUNGE

14' 4" x 10' 5" (4.37m x 3.20m)

The lounge enjoys a window to the rear elevation overlooking the garden. It features coving to the ceiling, a decorative fireplace with a gas fire in situ with a marble hearth and feature wood surround and a radiator.

### DINING ROOM

10' 8" x 9' 10" (3.27m x 3.01m)

The dining room benefits from a window to the front elevation allowing natural light to fill the space, a wall mounted gas fire and a radiator.

### KITCHEN

10' 5" x 7' 9" (3.18m x 2.37m)

The kitchen benefits from a range of wall, base and drawer units with worktops over, tiled splashbacks and vinyl flooring. It houses a wall-mounted gas central heating boiler, a four-ring gas hob with extractor fan and an eye-level oven and grill. There is also a 1½ bowl sink and drainer with mixer tap, along with space and plumbing for a washing machine and a fridge freezer. A window to the rear elevation provides natural light, and a uPVC glazed door offers access to the garden.

### LANDING

8' 3" x 3' 5" (2.52m x 1.05m)

The landing is light and spacious with a window to the side elevation, a loft hatch and doors to all rooms.

### BEDROOM 1

The master bedroom benefits from a window to the front elevation, a storage cupboard and a radiator.



Landing



Bedroom 1



Bedroom 2



Bedroom 3

## BEDROOM 2

10' 5" x 10' 1" (3.19m x 3.08m)

With a window to the rear elevation and a radiator.

## BEDROOM 3

8' 5" x 7' 8" (2.59m x 2.36m)

With a window to the front elevation, a radiator and a storage cupboard with shelving.

## BATHROOM

5' 10" x 5' 2" (1.78m x 1.58m)

The bathroom comprises a panelled bath with a shower attachment and thermostatic shower over, a wash hand basin, and tiled walls. Vinyl flooring provides practicality and ease of maintenance. The room also includes a radiator and a window to the rear elevation.

## WC

5' 11" x 2' 10" (1.81m x 0.87m)

A separate WC benefits from a window to the rear, WC, partially tiled walls and vinyl flooring.

## 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, the property is set back behind a hedged boundary with gated access to the front garden, which features a blend of gravel and lawn with a selection of shrubs and plants. A pathway leads to the front entrance, while side access provides a convenient route to the rear garden, ideal for bin storage.

To the rear lies a wedge-shaped garden, comprising areas of hard standing and lawn, along with a wooden shed providing useful storage space.



w/c



Bathroom



Side Elevation



Front Garden

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

## COUNCIL TAX BAND - A

## 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 Ullyotts 01262 401401  
Option 1

Regulated by RICS

The digitally calculated floor area is 66 sq m (707 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





## 27 Queensgate



▪ Est. 1891 ▪

# Ullyotts

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