



12 St Mary's Crescent  
Bridlington  
YO16 7LH  
OFFERS IN REGION OF  
**£165,000**

**2 Bedroom Semi-Detached House**



Garden



Off Road  
Parking



Gas Central Heating

## 12 St Mary's Crescent, Bridlington, YO16 7LH

A beautifully presented and extended semi-detached home offering stylish and well-planned accommodation throughout. The property features a welcoming lounge, a modern open-plan kitchen diner ideal for family living and entertaining, two good-sized bedrooms and a contemporary shower room. Externally, there is off-road parking to the front and rear garden, making this an ideal home for a range of buyers.

The 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, St. John's Street and the Old Town, 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.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful beaches, historic harbour and vibrant promenade. With its blend of traditional seaside attractions, quaint Old Town and scenic coastal walks, including the nearby Flamborough Head and Bempton Cliffs, Bridlington offers a perfect mix of relaxation, natural beauty and heritage. Popular with families and holidaymakers, the town also has a thriving local community, making it a delightful place to call home.



Entrance Hall



Lounge



Fire Place



Dining Room

## Accommodation

### ENTRANCE HALL

12' 10" x 4' 8" (3.93m x 1.44m)

Entrance to the property is via a composite door leading into the entrance hall, which benefits from a window to the front elevation. The hall features vinyl tile flooring that continues through to the kitchen, inset spotlights along with an additional light point, stairs rising to the first-floor landing, and doors providing access to the lounge and kitchen.

### LOUNGE

11' 11" x 11' 1" (3.65m x 3.39m)

The lounge is a cosy and inviting space, benefiting from a window to the front elevation. Features include wood-effect laminate flooring, coving, a brick-effect fireplace with an inset multi-fuel burner, slate-effect hearth and feature beam above, along with a radiator.

### DINING ROOM

12' 3" x 8' 5" (3.75m x 2.59m)

The dining area is filled with natural light from a side window and a rear window with sliding doors opening onto the garden. Further features include inset spotlights

and a modern vertical radiator, creating an ideal space for dining and entertaining.

### KITCHEN

12' 9" x 8' 10" (3.89m x 2.71m)

The heart of the home is the open-plan kitchen dining area. The kitchen is fitted with a range of wall, base and drawer units topped with wooden work surfaces and complemented by a tiled splashback. A composite sink and drainer with mixer tap is also included. Integrated appliances comprise an electric oven, four-ring gas hob and extractor fan, with space provided for a fridge freezer, washing machine, dryer and dishwasher. Additional storage is available within a pantry with shelving, while a composite door gives access to the side passage. The kitchen opens seamlessly into the extended dining space.

### LANDING

3' 5" x 3' 4" (1.05m x 1.04m)

The half landing benefits from a window to the side elevation and provides access, via a step up, to the shower room. A further two steps lead to the main



Kitchen



Kitchen



Landing



Bedroom 1

landing, which gives access to both bedrooms.

## BEDROOM 1

12' 4" x 12' 0" (3.77m x 3.67m)

The master bedroom is a good-sized room featuring a window to the front elevation. It offers ample storage with fitted wardrobes and an additional storage cupboard, and is finished with wood-effect laminate flooring, coving and a radiator.

## BEDROOM 2

10' 9" x 8' 10" (3.29m x 2.71m)

The second bedroom is also a spacious room with a window to the rear elevation. It features wood-effect laminate flooring, fitted storage with hanging space and shelving, along with a useful dressing area. The gas central heating boiler is housed within the room, and there is also access to a loft hatch.

## SHOWER ROOM

5' 11" x 5' 0" (1.82m x 1.54m)

The shower room benefits from a window to the rear elevation providing natural light and ventilation. It is fitted with a vanity wash hand basin and WC, a shower

tray with glass screen, and a Mira Azora electric shower with a double shower head. Further features include wet-wall style surround, vinyl flooring and inset spotlights.

## CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

UPVC double glazing throughout.

## OUTSIDE

To the front, the property is set back from the road behind a gravelled frontage providing off-street parking. Access to the side is via a gated passage, which also offers a log store and a garden shed for additional storage.

The rear garden is a good size and features a paved pathway, composite decking ideal for outdoor seating, and a lawned area with a raised planting bed. To the far end of the garden is a summer house and bar, creating a fantastic space for relaxation and entertaining.



Bedroom 2



Shower Room



Rear Elevation



Garden

## PARKING

Off-street parking is available to the front of the property on a gravelled forecourt.

## 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 - A

## 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.

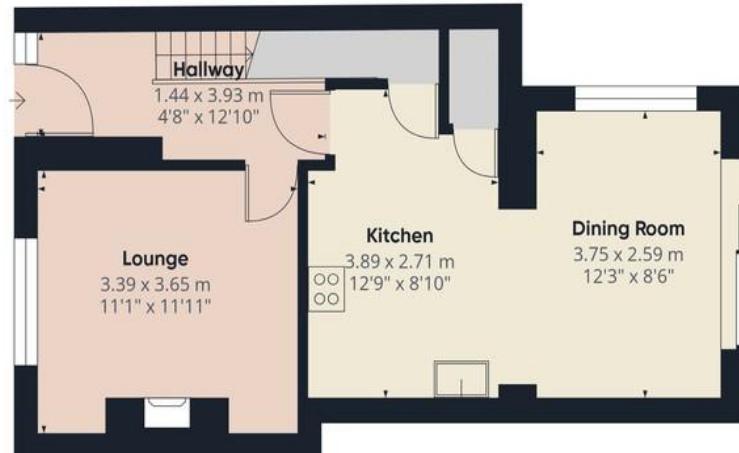
Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 68 sq m (734 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



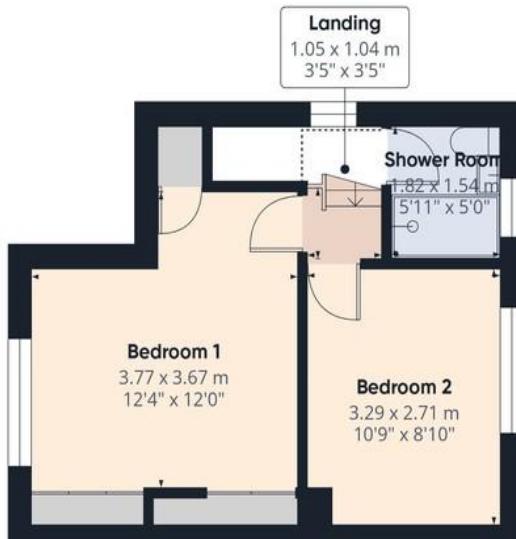
Floor 0

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Estate Agents

Approximate total area<sup>(1)</sup>

68.2 m<sup>2</sup>

734 ft<sup>2</sup>



Floor 1

(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





## 12 St Mary's Crescent

▪ Est. 1891 ▪

# Ullyotts

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