



2 Easton Heights
Bridlington
YO16 4BS

OFFERS OVER

£475,000

4 Bedroom Detached House



Family/Garden Room

 4
  3
  2
  Double Garage
  Gas Central Heating

2 Easton Heights, Bridlington, YO16 4BS

Built in 1925 and enhanced by the current owners, this exceptional detached home blends period charm with modern living. Set within well presented front and rear gardens with open views from several rooms, the property offers two reception rooms, a spacious dining kitchen, downstairs WC, and four bed rooms-one with ensuite-and a stylish family bathroom. The original garage has been converted into a versatile modern space with a utility area, WC, mezzanine and bi-fold doors to the garden and access to the double garage-ideal as a self-contained annexe for a relative, teenager's retreat or continued use as a leisure space.

Easton Heights enjoys a prime location just off Easton Road, close to Eastfield Garden Centre and within easy reach of Bridlington's historic Old Town-a charming, characterful area rich in history and local amenities. The Old Town features picturesque cobbled streets, the impressive Priory Church, and the Bayle Gate Museum, offering a unique blend of heritage and community. Residents benefit from a range of local shops,

including a butcher, pharmacy, greengrocer and fish and chip shop, along with welcoming cafés, pubs, antique shops, a florist, art gallery, beauticians, and opticians. The area is well served by excellent schools, including New Pasture Lane and Burlington Primary (ages 3–11) and Bridlington School (ages 11–18), making it a convenient and attractive setting for families.

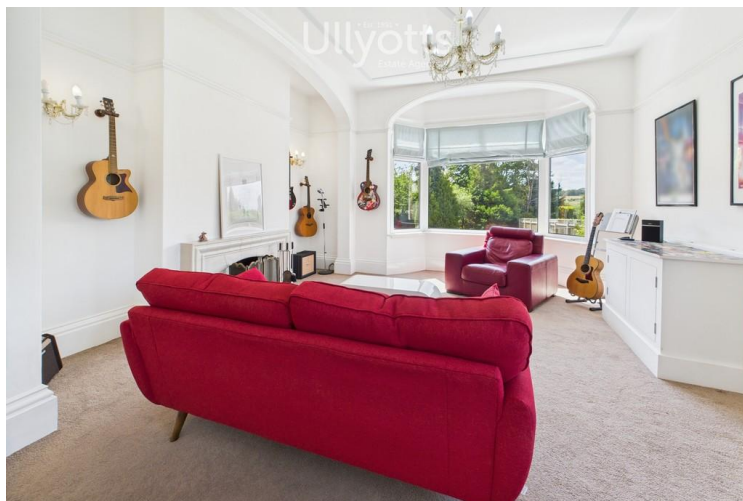
Bridlington is a charming seaside town on the East Yorkshire coast, known for its sandy beaches, historic working harbour and vibrant promenade. Offering a mix of traditional seaside attractions including amusement arcades, ice-cream parlours, fresh seafood, an Old Town with quaint shops and cafes and scenic coastal walks along the dramatic cliffs of Flamborough Head. With excellent leisure facilities, a welcoming community and a relaxed coastal lifestyle, Bridlington is a sought-after destination for residents with families.



Entrance



Entrance Hall



Lounge



Sitting Room

Accommodation

ENTRANCE HALL

10' 10" x 9' 11" (3.31m x 3.03m)

Entrance to the property is via elegant French doors with an arched window above, located to the side of the home, leading into a porch with tiled flooring and a marble wall panel. From here, a door opens into the spacious entrance hall, which exudes character with its picture rail, exposed beams, feature fireplace, chandelier point and radiator. The hallway provides access to all ground floor rooms, a cloakroom ideal for coat and shoe storage and a staircase rising to the first floor landing.

LOUNGE

17' 0" x 15' 5" (5.20m x 4.71m)

The lounge is a bright and elegant space, featuring a large bay window to the front that frames beautiful views of the landscaped garden and open countryside beyond, along with an additional side window for extra natural light. Charming feature archways adds character, complemented by ceiling cornice, picture rail, wall lighting, and a chandelier point. The focal point of the room is the open fire with a tiled surround, creating a warm and inviting atmosphere along with two radiators.

SITTING ROOM

13' 5" x 12' 7" (4.10m x 3.85m)

The sitting room is another delightful front-facing reception space, enjoying views over the front garden through a charming bay window. Period features include a picture rail, ceiling cornice, chandelier point and decorative wall panelling. A fireplace adds a focal point, while a radiator provides warmth.

KITCHEN/DINING AREA

27' 3" x 12' 5" (8.31m x 3.81m)

The modern, open-plan kitchen and dining area is a spacious and sociable hub of the home-perfect for family meals and entertaining. Dual aspect windows to the front and rear, along with a rear uPVC door leading to the garden, flood the space with natural light. A central island serves as the main focal point, featuring drawer units, a striking black granite worktop with an inset stainless steel sink and mixer tap, and an overhanging breakfast bar seating three. Wall and base units provide further storage, complemented by open shelving and space for a range cooker beneath a fitted extractor. Contemporary tiled flooring runs throughout and statement pendant lighting enhances the modern aesthetic. The area also offers space for a full dining table, a dual-burning stove for added warmth and access to a pantry, a boiler room housing a



Dining Area



Kitchen / Dining area



floor-standing boiler and recently installed hot water tank, a rear lobby with an additional entrance door, and access to the versatile games room.

WC

5' 4" x 2' 8" (1.63m x 0.83m)

This quirky downstairs WC features a charming corner wash hand basin set against tiled walls and wood-effect vinyl flooring. A door leads to a private toilet area with full tiling, an old-style high-level cistern, and a side window that adds a splash of natural light.

UTILITY ROOM

10' 2" x 5' 10" (3.10m x 1.80m)

A door leads directly from the kitchen into the open-plan family and games room, creating a seamless flow for everyday living. The adjoining utility room is a practical space, featuring durable vinyl flooring, tall wall and base units with a sleek black granite worktop, a Belfast sink, and plumbing for both a washing machine and dryer. Thoughtful details like fitted shoe storage and a side door provide easy access from the driveway-perfect for busy family life.

FAMILY/GAMES ROOM

22' 0" x 21' 4" (6.72m x 6.52m)

The striking centrepiece of the home is the contemporary



Kitchen

extended family and games room-designed to impress with its seamless connection to the rear garden. Bathed in natural light from Velux windows and bi-folding doors, this stunning space offers underfloor heating and inset spotlighting. Currently set up as a cinema and games room with ladder access to a mezzanine storage area, the room is incredibly versatile-ideal as a luxurious teen retreat, an elegant space for an elderly relative, or a family hub for entertaining. Additional features include a WC and internal access to the garage, enhancing both convenience and functionality.

WC

5' 6" x 2' 7" (1.70m x 0.79m)

The WC is a practical addition, featuring a modern vanity wash hand basin, low-level WC and easy-care vinyl flooring.

LANDING

9' 6" x 6' 2" (2.92m x 1.89m)

Upstairs, the first-floor half landing is a charming feature in itself, enhanced by a beautiful stained glass window that floods the space with colourful light. An archway leads to the family bathroom, a separate WC, and a well-proportioned bedroom. A few steps up take you to the main landing, where a stained glass hatch provides access to the loft space, and three further bedrooms complete the upper floor accommodation.



Utility



Family/Garden Room



Family/Garden Room



Family/Garden Room

BEDROOM 1

14' 4" x 9' 10" (4.38m x 3.00m)

The master bedroom enjoys a window to the front elevation, offering fabulous views over the front garden and open countryside beyond. Full of character, it features a picture rail, a charming feature fireplace, part wall panelling, a radiator, built-in storage with hanging space. A door leads through to the en-suite, adding convenience to this elegant and spacious room.

ENSUITE

6' 8" x 6' 6" (2.04m x 2.00m)

The en-suite is a sleek, wet room-style space, featuring practical vinyl flooring, fully tiled walls, and a modern vanity unit with a countertop wash hand basin. It also includes a WC, a glass shower screen, inset spotlighting, and a window to the side, allowing for natural light and ventilation.

BEDROOM 2

19' 0" x 12' 9" (5.81m x 3.89m)

The second bedroom is generously sized and well-presented, featuring laminate flooring, dual-aspect windows to the side and rear elevations, two radiators and a built-in storage cupboard with hanging space.

BEDROOM 3

12' 6" x 12' 4" (3.83m x 3.77m)

A further bedroom offers a bay window to the front elevation that fills the room with natural light, a picture rail, a feature fireplace, and a radiator.

BEDROOM 4

10' 5" x 9' 4" (3.18m x 2.85m)

The fourth bedroom is currently arranged as a home office and enjoys pleasant views from its side-facing window. Character features include a charming feature fireplace, a picture rail and a fitted storage cupboard.

BATHROOM

12' 1" x 10' 5" (3.69m x 3.19m)

The beautifully presented family bathroom combines style and practicality, featuring a freestanding bath, a sleek shower with a glass screen and double thermostatic shower over and a vanity wash hand basin and WC. Additional highlights include an illuminated mirror, heated towel ladder, radiator and inset shelving for added storage. With tiled walls, herringbone-effect vinyl flooring and windows to both the side and rear elevations, the space is bright, modern and thoughtfully designed.



Landing



Window



Bedroom 1



Ensuite



Bedroom 2



Bedroom 3

OUTSIDE

To the front, the property boasts a spacious garden laid to lawn, bordered by colourful shrubs and mature trees that create a private and enclosed feel.

The rear garden is low-maintenance yet beautifully presented, featuring a generous decking area with a pergola, fitted with electric heaters and lighting and space for a hot tub-ideal for outdoor entertaining. A gravelled section offers room for vibrant potted plants, while well-stocked borders are filled with colourful shrubs, adding charm and character.

To the side of the property is an additional garden area, previously used as a vegetable patch, which could easily be transformed into a peaceful seating area or revived for growing produce.

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.

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 - F

ENERGY PERFORMANCE CERTIFICATE - RATED E

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 288 sq m (3,100 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

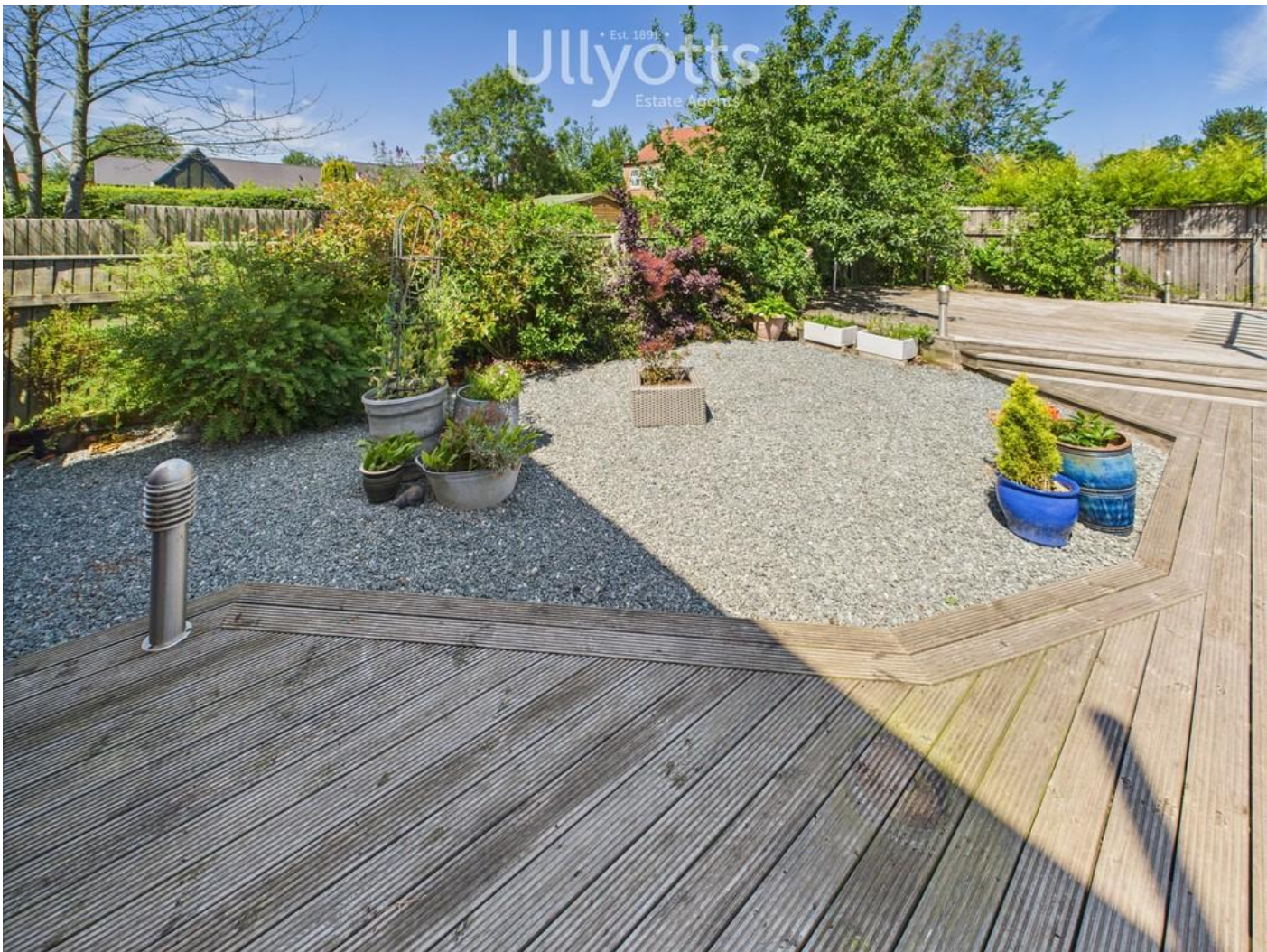
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Approximate total area⁽ⁿ⁾
280.7 m²

(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





2 Easton Heights



Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

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