



60 Airedale Drive
Bridlington
YO16 6GL

ASKING PRICE OF

£275,000

3 Bedroom Detached House



Garden



3



2



2



Garage, Off
Road Parking



Gas Central Heating

60 Airedale Drive, Bridlington, YO16 6GL

An exceptional opportunity to acquire a beautifully presented three bedroom detached home, ideally situated in the highly sought-after location of the Crayke. Designed with modern living in mind, the property offers a spacious lounge seamlessly opening into the dining area, alongside a well-appointed kitchen and convenient downstairs WC. To the first floor, three bedrooms are complemented by a stylish family shower room, with the master bedroom further benefiting from its own private ensuite. Externally, the home offers a detached garage, off-road parking, and a private, low-maintenance garden finished with astro turf and gravel-perfect for relaxing or entertaining.

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. The property is situated on a bus route allowing convenient travel.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional seaside appeal. It offers a mix of family-friendly attractions, including promenades, amusements, and scenic cliff walks along Flamborough Head. The town has a bustling fishing industry and a vibrant local food market. With a mix of independent shops, restaurants, and cultural sites like the Spa Theatre, Bridlington is a popular destination for visitors seeking a classic British seaside experience.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

13' 10" x 3' 10" (4.24m x 1.18m)

The entrance to the property is via an attractive glazed panel door, opening into a welcoming hallway with laminate flooring flowing seamlessly throughout the entire home. The space features a radiator, a staircase rising to the first floor, and a useful under-stairs storage cupboard and doors leading to all ground floor rooms.

WC

5' 7" x 3' 2" (1.72m x 0.97m)

A convenient space with a WC, wash hand basin and a radiator.

LOUNGE

26' 6" x 10' 11" (8.10m x 3.34m)

The lounge features a bright window to the front elevation, a gas fire with a striking feature surround serving as a focal point, and an elegant archway leading through to the dining room.

DINING ROOM

The dining room benefits from French doors that open onto the rear garden, a radiator, and a convenient door providing access to the kitchen.

KITCHEN

12' 2" x 9' 6" (3.71m x 2.91m)

The kitchen is thoughtfully designed with a range of wall and base units topped with a work surface, complemented by a brick-effect tiled splashback and under-unit lighting. It provides space for a range of appliances, including a range oven, dishwasher, fridge-freezer, washing machine and the gas central heating boiler is also housed. A 1½ bowl sink with drainer and mixer tap sits beneath a rear-facing window, while a glazed UPVC-style stable door offers convenient access to the side of the property.

FIRST FLOOR LANDING

9' 9" x 5' 1" (2.99m x 1.56m)

The first floor landing benefits from a window to the side elevation, loft access with a pull down ladder to a fully boarded loft space and doors to all rooms.



Kitchen



Landing



Bedroom 1

BEDROOM 1

12' 7" x 11' 7" (3.86m x 3.55m)

The first bedroom offers a window to the front elevation, radiator and a door leading to the ensuite shower room.

ENSUITE

8' 9" x 3' 2" (2.67m x 0.99m)

The ensuite is finished with a wet wall surround, creating a sleek and easy-to-maintain space. It features a shower cubicle with a thermostatic shower, a vanity wash hand basin, WC, heated towel ladder, and an extractor fan.

BEDROOM 2

10' 11" x 10' 1" (3.34m x 3.08m)

The second bedroom benefits from a window to the rear elevation overlooking the rear garden and is finished with a radiator.

BEDROOM 3

12' 4" x 7' 3" (3.77m x 2.21m)

The third bedroom offers a window to the rear and a radiator.



Ensuite

SHOWER ROOM

7' 8" x 5' 6" (2.34m x 1.69m)

The family shower room is fitted with a wet wall surround and features a large shower cubicle with shower over, a vanity wash hand basin, and a WC. Additional highlights include inset spotlighting, a heated towel ladder, a window to the front elevation, and whitewash-effect laminate flooring.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING/GARAGE

To the side of the property, a parking area leads through double wooden gates to a detached brick-built garage with a pitched roof, featuring an up-and-over door, with power and lighting connected.



Bedroom 2



Bedroom 3



Shower Room



Garden

GARDEN

The property is set back from the road behind a hedged frontage, with a paved pathway leading to the front entrance and a gravelled area ideal for adding potted plants to bring colour and charm. Side gates provide access to the detached garage.

To the rear, the west facing garden is beautifully presented and low maintenance, featuring a mix of gravel and astro turf, with additional space behind the garage for a garden shed to store tools and equipment.

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.

ENERGY PERFORMANCE CERTIFICATE - AWAITED

COUNCIL TAX BAND - 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

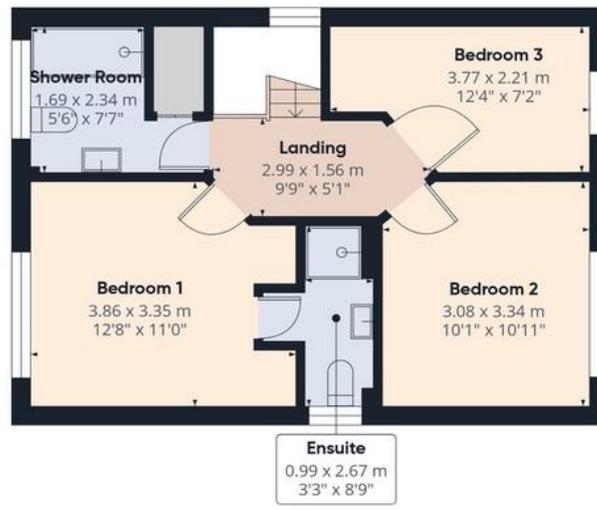
Strictly by appointment with Ulyyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 94 sq m (1,012 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area⁽¹⁾
86.6 m²
933 ft²

(1) Excluding balconies and terraces

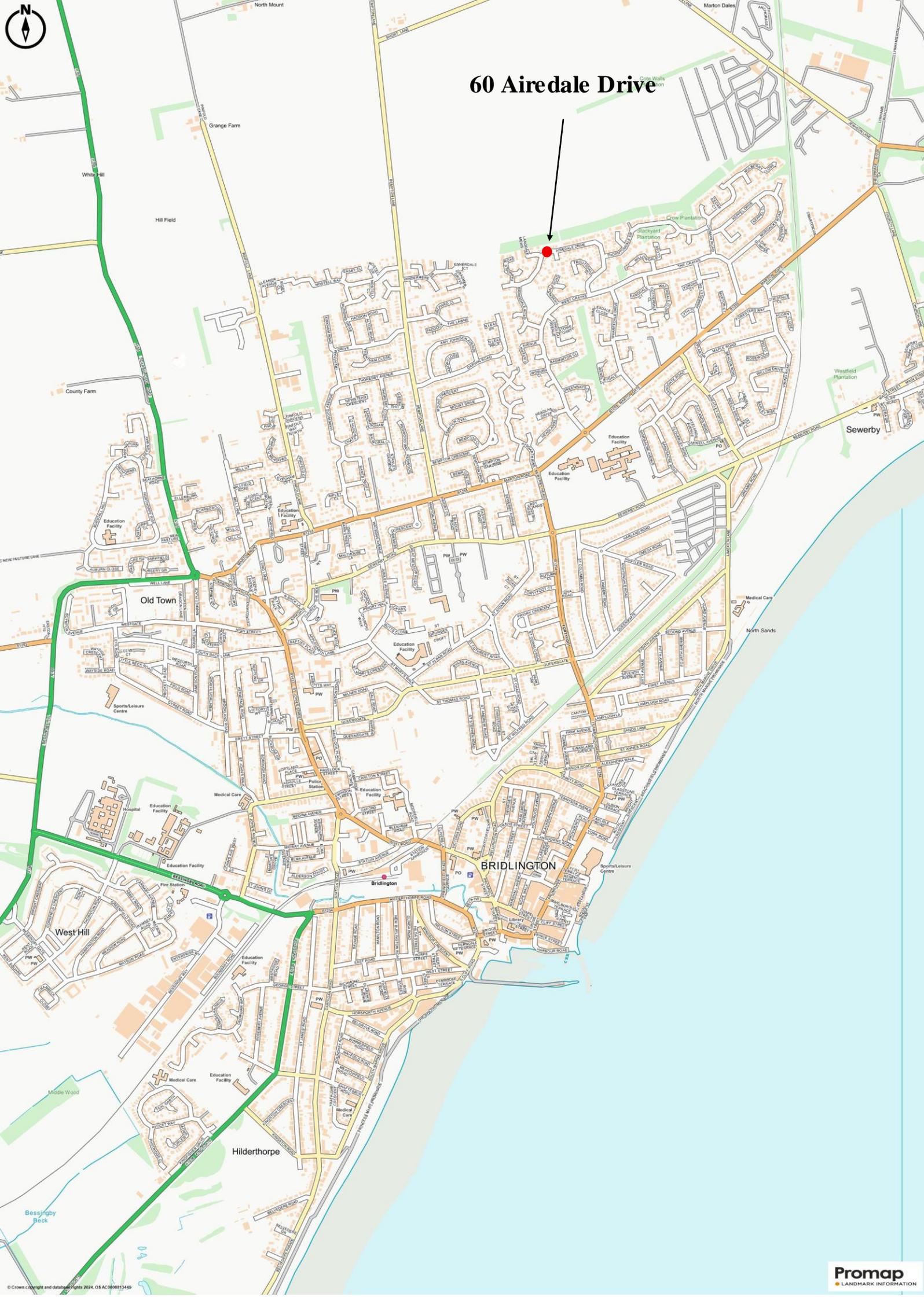
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





60 Airedale Drive



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