



42 Martongate
Bridlington
YO16 6YD

ASKING PRICE OF

£325,000

3 Bedroom Detached Dormer Bungalow



Rear Elevation



3



1



2



Garage, Off
Road Parking



Gas Central Heating

42 Martongate, Bridlington, YO16 6YD

An immaculately presented Dunk-built detached dormer bungalow, situated in the popular Martongate area, offering versatile and well-proportioned accommodation arranged over two floors. The property provides a welcoming lounge, dining kitchen, ground floor bedroom currently utilised as a dining room, and a bathroom benefiting from both a shower and freestanding bath. To the first floor are two spacious bedrooms together with a separate WC, providing excellent flexibility for a range of buyers. Externally, the property benefits from pleasant front and rear gardens, off-road parking and a garage, while being offered to the market with no onward chain, making this an appealing home for those seeking a property that is ready to move straight into.

The property is situated just off Martongate, on the North Side of Bridlington, a sought-after residential area offering a range of excellent amenities and convenient access to the town and surrounding attractions. Families will appreciate being within the catchment area for Martongate Primary School, catering for children aged 3–11, and Headlands Secondary School for ages 11–18. Local amenities are close at hand, including the

North Library, Co-op supermarket and the popular Friendly Forester eatery and public house. Further facilities can be found along Marton Road, including a pharmacy, fish and chip shop, hairdressers and post office/convenience store, while the nearby Sandsacre Estate provides additional convenience with a Morrisons Daily incorporating a Post Office, bakery and hairdresser.

Bridlington is a charming seaside town on the East Yorkshire coast, renowned for its sandy beaches, historic working harbour and vibrant promenade. The town offers a wealth of traditional seaside attractions, including amusement arcades, ice cream parlours and fresh seafood, alongside the characterful Old Town with its independent shops and cafés. The surrounding coastline provides scenic walks, with the dramatic cliffs and natural beauty of Flamborough Head close by. With excellent leisure facilities, a welcoming community and a relaxed coastal lifestyle, Bridlington continues to be a popular choice for families, retirees and those seeking a home by the coast.



Entrance Hall



Lounge



Bedroom 3/Dining Room



Kitchen/Dining Area

Accommodation

ENTRANCE PORCH

6' 5" x 2' 7" (1.96m x 0.79m)

The property is entered via a composite door into a useful porch area, offering space for coat hanging and shoe storage, together with wood-effect vinyl flooring. A door provides access to the garage/workshop, while a glazed door opens into the main entrance hall.

ENTRANCE HALL

12' 6" x 7' 3" (3.82m x 2.22m)

The main entrance hall features wood-effect laminate flooring, useful space under the stairs for coats and shoes. Doors lead to the ground floor accommodation, along with a vertical radiator and a staircase rises to the first floor.

LOUNGE

15' 10" x 11' 10" (4.85m x 3.62m)

The lounge benefits from two windows, one to the side and one to the rear, providing a good level of natural light. The room features coving, two radiators and a fitted media wall incorporating shelving, storage cupboards, an inset electric fire and space for a wall-mounted television.

KITCHEN/DINING AREA

14' 0" x 11' 3" (4.27m x 3.43m)

The well-presented kitchen is fitted with a range of wall, base and drawer units with wooden worktops over and matching splashbacks. A window to the rear overlooks the garden, with the sink and drainer with mixer tap positioned beneath. A composite door provides access to the side of the property. There is space for a range-style oven with a fitted splashback and extractor hood over, together with space and plumbing for appliances including a washing machine and dishwasher, as well as space for a fridge freezer. Inset spotlighting and a vertical radiator complete the room, which also provides ample space for a dining table.

BEDROOM 3 / DINING ROOM

11' 10" x 11' 4" (3.61m x 3.46m)

The ground floor bedroom is currently utilised as a dining room and benefits from windows to both the front and side elevations, providing plenty of natural light. The room features coving and a radiator.

BATHROOM

8' 8" x 8' 7" (2.66m x 2.64m)

The ground floor bathroom is finished to a lovely standard and is well equipped with whitewashed wood-effect laminate



Kitchen/Dining Area



Bathroom



Bathroom

flooring and a window to the side providing natural light and ventilation. The room features inset spotlighting, a corner shower enclosure with sliding doors, thermostatic shower and wet wall surround, together with a vanity wash hand basin, WC and wall-mounted mirrored storage cupboard. A freestanding bath with shower attachment adds a touch of luxury, while an extractor fan, radiator and heated towel ladder complete the room.

FIRST FLOOR LANDING

12' 5" x 7' 3" (3.81m x 2.21m)

The first-floor landing benefits from a window to the front elevation, radiator and loft hatch. Doors lead to two further bedrooms and a separate WC. A useful storage cupboard with shelving provides convenient space for storing linen and towels.

BEDROOM 1

14' 6" x 11' 11" (4.44m x 3.64m)

The larger of the two first floor bedrooms is a spacious dormer room, benefiting from a window to the rear and a radiator. Fitted wardrobes provide useful hanging space, while access to the eave's storage offers additional practical storage.



Landing

BEDROOM 2

14' 6" x 8' 11" (4.43m x 2.72m)

The second bedroom is also a dormer room and benefits from a window to the rear, offering a partial sea glimpse over the surrounding properties, together with a radiator. Fitted wardrobes provide useful hanging and shelving space, while access to additional eaves storage adds further practicality.

WC

The WC serving the two first floor bedrooms features part tongue-and-groove panelling, whitewashed wood-effect laminate flooring and a vanity wash hand basin with WC. Inset spotlighting, a rear window and black heated towel ladder complete the room.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom 1



Bedroom 2



WC



Garden

GARAGE & OFF-ROAD PARKING

9' 4" x 9' 0" (2.86m x 2.75m)

The garage benefits from a recently refitted up-and-over door, with power and lighting connected. The garage has been partially divided by glazed sliding doors to create a useful workshop area, which features fitted base units and a window to the side.

The property benefits from ample off-street parking, with a paved driveway providing parking directly to the front of the garage.

OUTSIDE

To the front, the property is set back from the road behind a low-level wall edged with established shrubs. An open driveway leads to a large, paved area providing ample off-street parking, with a pathway leading to the front entrance. Gated pathways to either side of the property provide access to a useful bin store to the left and the rear garden to the right. A large, immaculately maintained lawn provides an attractive green area to the front, edged with a variety of colourful shrubs and plants.

To the rear, the south-east-facing garden is enclosed by fenced boundaries and offers a good-sized lawn, edged by a gravelled area. A paved patio provides an ideal space for outdoor seating or a dining table, while a garden shed with power connected offers useful additional storage.

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 - D

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

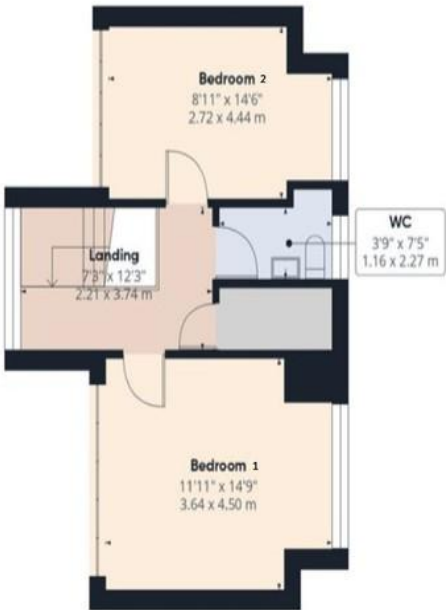
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 122 sq m (1,313 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area⁽¹⁾

109 m²
1173 ft²

Reduced headroom
1 m²
11 ft²

(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





42 Martongate

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