



7 St Augustines Drive  
Bridlington

YO16 7EA

GUIDE PRICE

£125,000

1 Bedroom Semi-Detached Bungalow



Lounge



1



1



1



Garage, Off  
Road Parking



Gas Central Heating

## 7 St Augustines Drive, Bridlington, YO16 7EA

This charming semi-detached bungalow is tucked away in a peaceful cul-de-sac and offers an excellent opportunity for someone keen to put their own stamp on a home. The accommodation includes a bright lounge, a well-proportioned bedroom, a fitted kitchen, a conservatory and a shower room. Outside, the property benefits from off-street parking and a garage, adding to its practicality. With no onward chain, it's an ideal choice for buyers seeking a project in a quiet, desirable setting.

St Augustines Drive is on the north side of the town just off Sewerby Road offering excellent amenities with convenient access to local attractions. 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. It is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course.

Bridlington is a charming coastal town on the east coast of Yorkshire, England, known for its sandy beaches, historic harbour and seaside. Popular with tourists, it offers a blend of traditional attractions like amusement arcades, seafood stalls, and promenades alongside cultural sites such as the stunning Bridlington Priory and Sewerby Hall and Gardens. The town's coastal cliffs and nature reserves nearby make it a great spot for walking, birdwatching, and enjoying scenic views over the North Sea.



Entrance Hall



Lounge



Kitchen



Sunroom

## Accommodation

### ENTRANCE HALL

4' 10" x 3' 4" (1.49m x 1.03m)

The side entrance opens via a glazed uPVC door into an entrance hall, featuring tiled flooring, coving and access to the shower room, bedroom and lounge.

### LOUNGE

14' 8" x 11' 0" (4.49m x 3.37m)

The lounge features a large front-facing window that fills the room with natural light, complemented by coving, a radiator, and an attractive feature fireplace. A door leads through to the kitchen.

### KITCHEN

10' 2" x 7' 9" (3.10m x 2.38m)

The kitchen is fitted with a range of wall, base and drawer units topped with a work surface, complemented by tiled splashbacks and tiled flooring. A stainless steel sink and drainer with mixer tap sits beneath a rear window, alongside a glazed uPVC door leading through to the sunroom. There is

space for appliances including a washing machine, fridge-freezer and oven, making it a practical and versatile cooking space. Loft access is also available in the kitchen via a pull-down ladder, providing convenient additional storage space that also houses the gas central heating boiler.

### SUNROOM

10' 4" x 7' 3" (3.15m x 2.22m)

The sunroom enjoys a radiator for year-round comfort, along with laminate flooring and tongue-and-groove panelling. UPVC windows provide plenty of natural light, while a glazed UPVC door opens out to the rear yard, creating a bright and versatile additional living space.



Bedroom



Shower Room



Garage



Front Garden

## BEDROOM

11' 9" x 10' 3" (3.59m x 3.13m)

The bedroom enjoys a bay window to the rear elevation along with an additional side window, creating a bright and airy feel. It offers an extensive range of fitted furniture including wardrobes, drawers, bedside tables and overhead storage, complemented by coving and a radiator for added comfort.

## SHOWER ROOM

7' 1" x 4' 11" (2.16m x 1.50m)

The shower room features a window to the side elevation for natural light and ventilation, along with fully tiled walls and flooring. It is fitted with a wash hand basin, WC, and a shower enclosure with double sliding doors and an electric shower, complemented by a heated towel ladder for added comfort.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## GARAGE/PARKING

A garage sits to the side of the property, featuring an up- and- over door, a window, and a personnel door for convenient access. Off- street parking is available directly in front of the garage.

## OUTSIDE

To the front, the property is set back from the road behind a low- level wall, featuring a neat lawned area with space for a garden bench- an ideal spot to enjoy sunny afternoons.

A side gate provides access to the small rear yard which currently offers useful additional storage space along with room for bins. With an additional piece of land to the side of the property provides potential to extend the garden.



**Bridlington Seafront**

### **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 - AWAITED**

### **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.

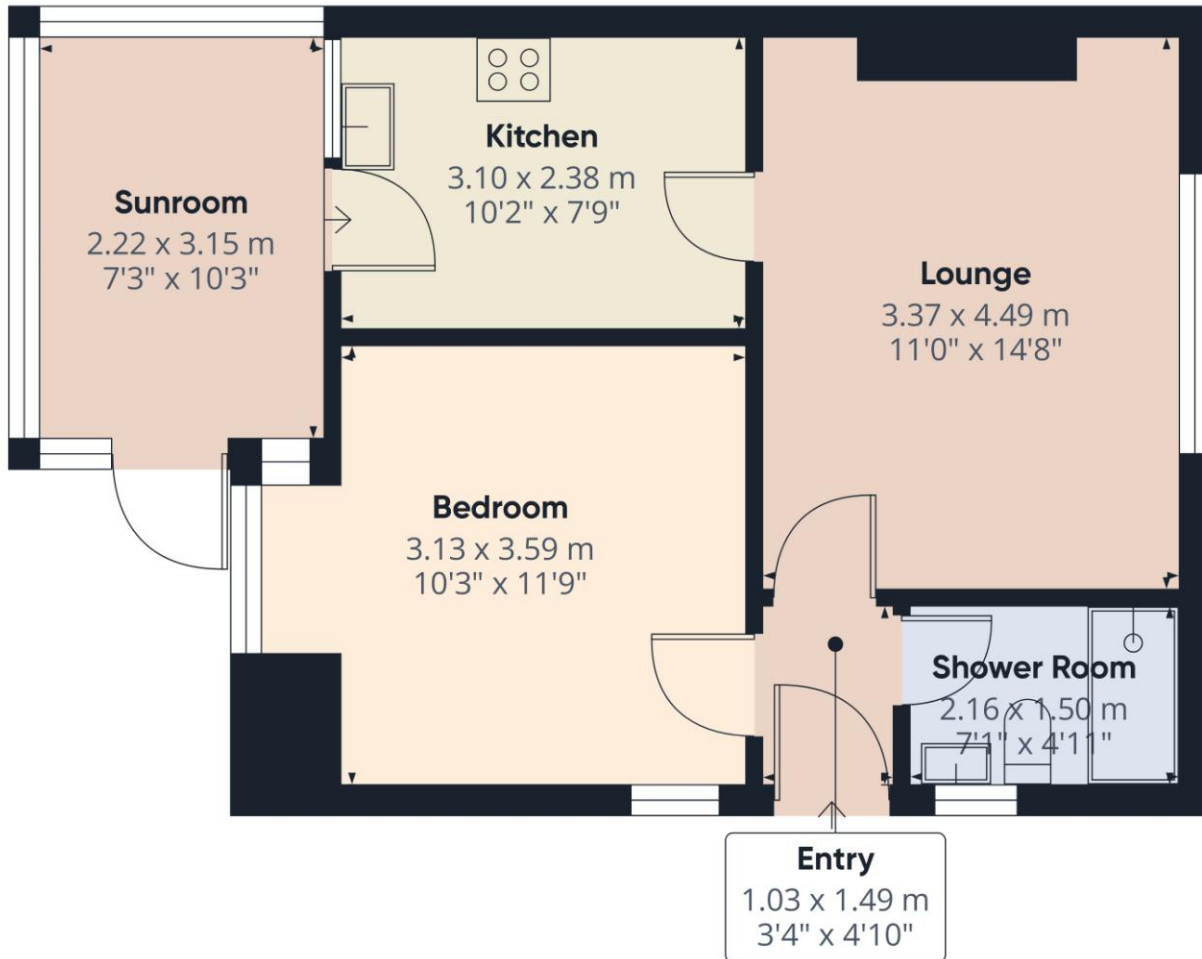
Floor plans are for illustrative purposes only.

### **VIEWING**

Strictly by appointment with Ulllyotts 01262 401401  
- Option 1.

Regulated by RICS

The digitally calculated floor area is (47.3 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>m</sup>

47.3 m<sup>2</sup>  
509 ft<sup>2</sup>

(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



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