



33 St Marys Crescent  
Bridlington

YO16 7LH

ASKING PRICE OF

**£149,950**

**2 Bedroom Semi-Detached Bungalow**



Garden



2



2



1



Garage, Off  
Road Parking



Gas Central Heating

### 33 St Marys Crescent, Bridlington, YO16 7LH

This attractive semi-detached bungalow offers well-proportioned single-level accommodation, featuring two bedrooms, a spacious lounge, dining room, fitted kitchen, and bathroom. Externally, the property benefits from ample off-road parking, a garage, and a generous rear garden, perfect for outdoor enjoyment. While the property could benefit from some cosmetic updating, it offers excellent potential to create a wonderful home. Offered for sale with no onward chain, this delightful property is ideally suited to a variety of buyers and enjoys a convenient location close to local amenities.

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.

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.



Lounge



Virtually Staged Lounge



Dining Room



Virtually Staged Dining Room

## Accommodation

### ENTRANCE HALL

14' 2" x 5' 8" (4.33m x 1.75m)

Entrance to the property is via a glazed uPVC door leading into the entrance hall, which benefits from a radiator, loft hatch with pull-down ladder providing access to a partially boarded loft space, and doors leading to all rooms.

### LOUNGE

12' 1" x 10' 11" (3.69m x 3.35m)

The lounge offers a window to the front elevation, a radiator, and a feature fireplace with space for an electric fire.

### DINING ROOM

11' 8" x 11' 6" (3.56m x 3.53m)

The dining area features a box bay window to the side elevation, laminate flooring, a radiator, and a feature fireplace, with ample space for a dining table or alternatively could be used as an additional lounge area. A door leads through to the kitchen.

### KITCHEN

8' 10" x 8' 1" (2.70m x 2.48m)

The kitchen is fitted with a range of wall, base, and drawer units with work surfaces over and wet wall splashbacks. A stainless-steel sink and drainer is positioned beneath a side-facing window overlooking the garden. There is space for appliances, a wall-mounted gas central heating boiler, and a uPVC door providing access to the side elevation.

### BEDROOM 1

11' 0" x 10' 2" (3.37m x 3.12m)

The master bedroom offers a window to the front elevation, coving to the ceiling, and a radiator.

### BEDROOM 2

10' 11" x 9' 7" (3.35m x 2.94m)

The second bedroom benefits from laminate flooring, a window to the rear elevation overlooking the garden, and a radiator.



Kitchen



Virtually Staged Kitchen



Bedroom 1



Virtually Staged Bedroom 1

## BATHROOM

6' 2" x 5' 8" (1.90m x 1.73m)

The bathroom is fitted with a panelled bath with glass screen and shower attachment, wash hand basin, and WC. Complemented by wet wall surrounds and vinyl flooring, the room also benefits from a rear-facing window offering light and ventilation and a heated towel radiator.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## GARAGE & PARKING

Off-road parking is available to the front of the property. A personnel gate provides access to the rear garden and garage; however, this could be removed if direct access to the garage from the driveway is required.

The garage features double timber doors to the front and a wooden personnel door to the side.

## OUTSIDE

To the front, the property is set back from the road behind mature hedging, with a lawned area and pathway leading to the front entrance.

To the rear is a generous enclosed garden with fenced boundaries and a paved seating area.

## 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 D



Bedroom 2



Virtually Staged Bedroom 2



Bathroom



Drive

## 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 59 sq m (633 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Ulllyotts  
Estate Agents

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

58.8 m<sup>2</sup>  
632 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



# 33 St Marys Crescent



▪ Est. 1891 ▪  
**Ullyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)



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