



16 Redcap Drive
Bridlington
YO16 6AL

ASKING PRICE OF

£259,950

3 Bedroom Detached House



View

 3
  1
  2
  Garage, Off Road Parking
  Gas Central Heating

16 Redcap Drive, Bridlington, YO16 6AL

Immaculately presented throughout and built in 2024, this modern three-bedroom detached home forms part of this recently developed and popular residential development. Enjoying a pleasant position overlooking the developments children's play park, the property offers a welcoming entrance hall with cloakroom WC, a comfortable lounge and a superb dining kitchen, with three good-sized bedrooms to the first floor, including a master bedroom with en-suite shower room, together with a main family bathroom. Outside, there is an east-facing, low maintenance rear garden, off-road parking and a garage with an electric up-and-over door. Presented to an excellent standard throughout, this is a modern home ready to move straight into.

Redcap Drive is ideally positioned just off Pinfold Lane, within a well-regarded residential area and close to a range of excellent local schools. New Pasture Lane and Burlington Primary Schools cater for children aged 3–11, with Bridlington School providing secondary education for ages 11–18. The property is also conveniently situated for Bridlington's historic Old Town, where a wide variety of independent shops and amenities can be found, including a butcher, pharmacy, fish and chip shop,

greengrocers, cafés, public houses, antique shops, an art gallery, opticians, beauticians and a florist. The picturesque, cobbled streets, impressive Priory Church and Bayle Gate Museum add to the area's distinctive character and charm. For everyday convenience, the nearby parade of shops on Marton Road provides a further range of amenities, including a general store with post office, pharmacy, fish and chip shop and hairdressers.

Bridlington itself is a popular seaside town on the East Yorkshire coast, offering an appealing combination of traditional seaside charm and coastal living. Its award-winning sandy beaches, attractive promenade and historic harbour provide plenty to enjoy throughout the year, while the town centre offers a wide choice of shops, cafés, restaurants and leisure facilities. Boat trips from the harbour, Bridlington Spa, Sewerby Hall and Gardens and the spectacular coastline around Flamborough Head are all within easy reach, making Bridlington a fantastic place to live, work and enjoy everything the Yorkshire coast has to offer.



Entrance Hall



Lounge



Lounge



Dining Area

Accommodation

ENTRANCE HALL

16' 9" x 6' 5" (5.13m x 1.96m)

The property is entered via a composite door opening into a welcoming entrance hall, with wood-effect laminate flooring flowing through the majority of the ground floor accommodation. The entrance hall features useful under-stairs storage, a radiator and doors leading to the cloakroom WC, lounge and open-plan dining kitchen, together with stairs rising to the first floor.

LOUNGE

15' 9" x 10' 0" (4.81m x 3.05m)

The lounge is a pleasant and comfortable reception room, featuring a box bay window to the front elevation which allows plenty of natural light into the room. A feature central fireplace provides an attractive focal point, with an electric fire, together with a radiator.

KITCHEN/DINING AREA

16' 10" x 12' 6" (5.15m x 3.83m)

The kitchen is a sleek and modern space, fitted with a range of pale grey gloss wall, base and drawer units with contrasting work surfaces and matching upstands. The room is particularly light and airy, with large sliding uPVC doors providing excellent

natural light, pleasant views and direct access onto the rear garden. There is also a rear-facing window with a 1½-bowl sink and drainer with mixer tap positioned beneath, together with inset spotlighting.

Fitted appliances include a washing machine, dishwasher, fridge freezer, Hotpoint oven and microwave, together with a four-ring gas hob and extractor fan over. The kitchen is open to the dining area, which provides ample space for a family dining table and creates a sociable and contemporary space ideal for everyday family life and entertaining.

CLOAKROOM

5' 8" x 2' 10" (1.74m x 0.88m)

The cloakroom WC is fitted with a wash hand basin and WC, together with a window to the side elevation providing natural light and ventilation. The room also benefits from an extractor fan, inset spotlighting and partially tiled walls.

FIRST FLOOR LANDING

11' 1" x 3' 6" (3.38m x 1.07m)

The first-floor landing benefits from a window to the side elevation, allowing natural light into the space, together with a loft hatch and useful storage cupboard with light and hanging space. Doors lead off the landing to all three bedrooms and the family bathroom.



Kitchen/Dining Area



Kitchen



Cloakroom



Landing

BEDROOM 1

11' 1" x 10' 1" (3.38m x 3.08m)

The master bedroom is a pleasant and well-proportioned room, enjoying a window to the front elevation with open views across the surrounding area and overlooking the play park. The room benefits from a radiator and useful storage cupboard with hanging space, together with a door leading to the en-suite shower room.

ENSUITE SHOWER ROOM

7' 9" x 6' 5" (2.38m x 1.96m)

The en-suite shower room is a spacious and well-equipped room, featuring a window to the front elevation providing natural light and ventilation. The room is fitted with a wash hand basin, WC and shower enclosure with sliding door and thermostatic shower, complemented by a tiled surround. Further features include wood-effect vinyl flooring, inset spotlighting, extractor fan and a heated towel ladder.

BEDROOM 2

10' 9" x 8' 10" (3.30m x 2.70m)

The second bedroom is a good-sized room with a window overlooking the rear garden, providing plenty of natural light, together with a radiator.

BEDROOM 3

10' 10" x 7' 8" (3.32m x 2.35m)

The third bedroom is another versatile room, with a window to the rear elevation providing plenty of natural light and a radiator. Currently arranged as a guest bedroom and home office, it offers flexibility to suit a range of needs.

BATHROOM

6' 3" x 5' 5" (1.92m x 1.66m)

The family bathroom benefits from a window to the side elevation, wood effect vinyl flooring and partially tiled walls. The suite comprises a WC, wash hand basin and panelled bath with glazed shower screen and thermostatic shower over. Further features include inset spotlighting and a heated towel ladder.

CENTRAL HEATING

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

DOUBLE GLAZING

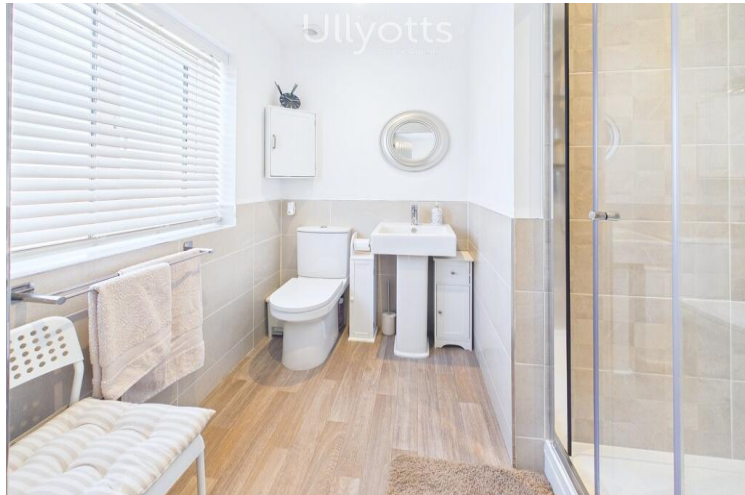
UPVC double glazing throughout.



Bedroom 1



View From Bedroom



En Suite Shower Room



Bedroom 2

GARAGE & PARKING

18' 8" x 8' 10" (5.70m x 2.70m)

The garage benefits from an electric up-and-over door, together with power, lighting and water connected. There is ample space for storage and a useful wash hand basin. To the front of the garage is a spacious paved driveway providing off-road parking for multiple vehicles, together with an EV charging point and outside tap. A gateway provides access to the rear garden.

OUTSIDE

To the front, the property is set back from the road behind an open lawned frontage, with a pebbled area planted with a selection of shrubs and plants adding colour and interest. To the rear is an attractive east-facing garden, designed with low maintenance in mind. A small patio area provides space for garden furniture or outdoor dining, with the remainder mainly laid to artificial lawn and edged with decorative pebbles. The garden also benefits from a covered bench seating area, greenhouse and a summer house with power connected, providing an additional outdoor space ideal for enjoying a morning coffee or relaxing with a good book.

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 B

NOTE

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



Bedroom 3



Bathroom



Drive and Garage



Garden



Garden



Summer House



Sign



Bridlington North Beach

The digitally calculated floor area is 101 sq m (1,085 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾
100.8 m²
1084 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.



16 Redcap Drive



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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