



9 Bemrose Grove  
Bridlington  
YO16 7DL  
OFFERS IN REGION OF  
**£199,950**

**3 Bedroom Semi-Detached Dormer Bungalow**



Conservatory



Gas Central Heating

## 9 Bemrose Grove, Bridlington, YO16 7DL

A semi-detached bungalow set within a quiet residential cul-de-sac, offering flexible accommodation over two levels. The property features a lounge, kitchen open to the dining area, and a conservatory, along with a ground-floor bedroom and shower room. To the first floor are two further bedrooms, including one with an en-suite shower room. Externally, the home benefits from off-street parking, a garage, and a low-maintenance patio garden, ideal for adding pots and planters. An attractive and practical home suited to a range of buyers.

Bemrose Grove is situated between Marton Road and the Bempton Lane area in Bridlington is on the north side of the town in a sought-after location offering excellent amenities. Nearby, the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser, with an additional

convenience store and a play park also close by. The area benefits from a reliable bus route, making it ideal for families and retirees.

Located on the stunning East Yorkshire coast, Bridlington is a charming seaside town known for its beautiful sandy beaches, historic harbour and vibrant promenade. With a rich maritime heritage, excellent local amenities and a range of leisure activities, it offers a perfect blend of coastal living and community spirit. If you're looking for a peaceful retreat Bridlington provides an ideal setting for all lifestyles.



Entrance Hall



Lounge



Dining Room



Kitchen/ Dining Room

## Accommodation

### ENTRANCE HALL

7' 2" x 3' 0" (2.19m x 0.92m)

Entrance to the property is via a side-facing glazed uPVC door, opening into an L-shaped entrance hall featuring a radiator, coving, and a useful storage cupboard. Doors lead to all ground floor rooms, with stairs rising to the first floor landing

### LOUNGE

13' 9" x 11' 5" (4.21m x 3.48m)

The lounge features a front-facing window, elegant coving, a radiator, and an attractive remote-operated gas fire set on a tiled hearth, creating a pleasant focal point for the room.

### DINING ROOM

10' 9" x 10' 4" (3.28m x 3.16m)

The dining room features a rear-facing window, a large double-door storage cupboard, and a radiator. There is ample space for a dining table, while the room remains open to the kitchen, creating a light and connected dining area.

### KITCHEN

7' 10" x 10' 8" (2.39m x 3.26m)

The kitchen, while offering scope for general modernisation, is well laid out and fitted with a range of wall, base and drawer units with worktops over and a tiled splashback. A stainless steel sink and drainer with mixer tap is positioned beneath a rear-facing window. There is space for a range of appliances including an under-counter fridge, oven and washing machine. An archway leads through to the dining room, with a further door providing access to the conservatory.

### CONSERVATORY

10' 1" x 7' 1" (3.09m x 2.17m)

The conservatory, accessed via a door from the kitchen, is of brick and uPVC construction and overlooks the patio garden, creating a bright and sunny seating area. Wall-mounted lighting adds a welcoming touch, and a door provides direct access to the rear garden.

### BEDROOM

9' 8" x 8' 10" (2.96m x 2.71m)

The ground floor bedroom is a practical and versatile space, featuring a front-facing window, radiator, and decorative coving.



Kitchen



Conservatory



Bedroom



Shower Room

## SHOWER ROOM

7' 2" x 6' 3" (2.19m x 1.92m)

The recently updated shower room features a shower tray with glass screen and electric shower, complemented by a tiled surround. It also includes a vanity wash hand basin, WC, side-facing window, radiator, and wood-effect vinyl flooring.

## LANDING

10' 10" x 5' 6" (3.31m x 1.69m)

The first-floor landing is spacious and features a large storage cupboard, providing access to both upstairs bedrooms.

## BEDROOM

11' 6" x 9' 11" (3.51m x 3.04m)

The master bedroom is a generously sized room to the rear of the property, featuring a window to the rear, a radiator, fitted wardrobes, a dressing area and bedside tables. Decorative wall panelling and coving add character, while a door provides access to the ensuite shower room.

## ENSUITE SHOWER ROOM

8' 0" x 3' 9" (2.46m x 1.16m)

The ensuite features a shower cubicle with tiled surround, a WC, and a vanity wash hand basin with mirror. It is completed with an extractor fan and wood-effect vinyl flooring.

## BEDROOM

10' 2" x 8' 5" (3.12m x 2.58m)

The second bedroom on the first floor, with a window to the rear, decorative coving, and a radiator.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## GARAGE

13' 6" x 8' 0" (4.14m x 2.46m)

The garage benefits from an up and over door with a uPVC personnel door which opens into the rear garden.



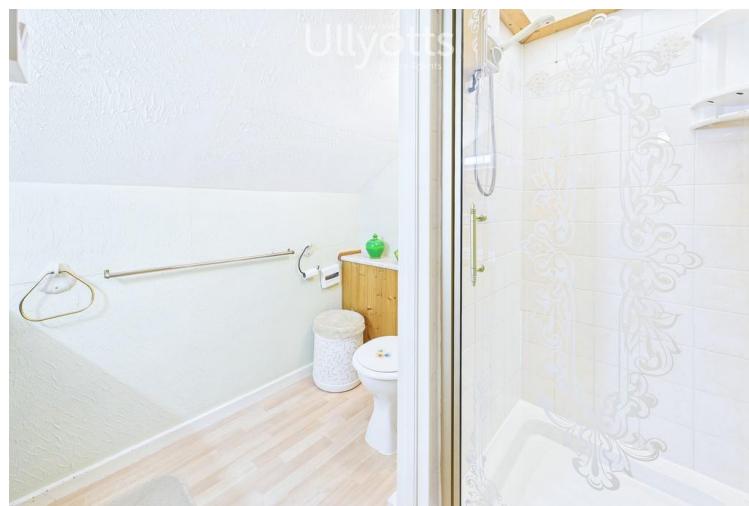
Landing



Bedroom



Bedroom



Shower Room

## PARKING

The property benefits from an off-street parking space at the front, providing convenient parking.

## OUTSIDE

To the front, the property is set back from the road behind a low-level wall, with a paved frontage, a raised brick bed, and access to both the side door and garage.

To the rear, a low-maintenance patio provides a pleasant space for seating, with room for potted plants to add some colour.

## 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 - C

## 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 Ullyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (98.8 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.

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**Ullyotts**  
Estate Agents



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

98.8 m<sup>2</sup>  
1064 ft<sup>2</sup>

Reduced headroom  
0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

**Floor 0 Building 1**

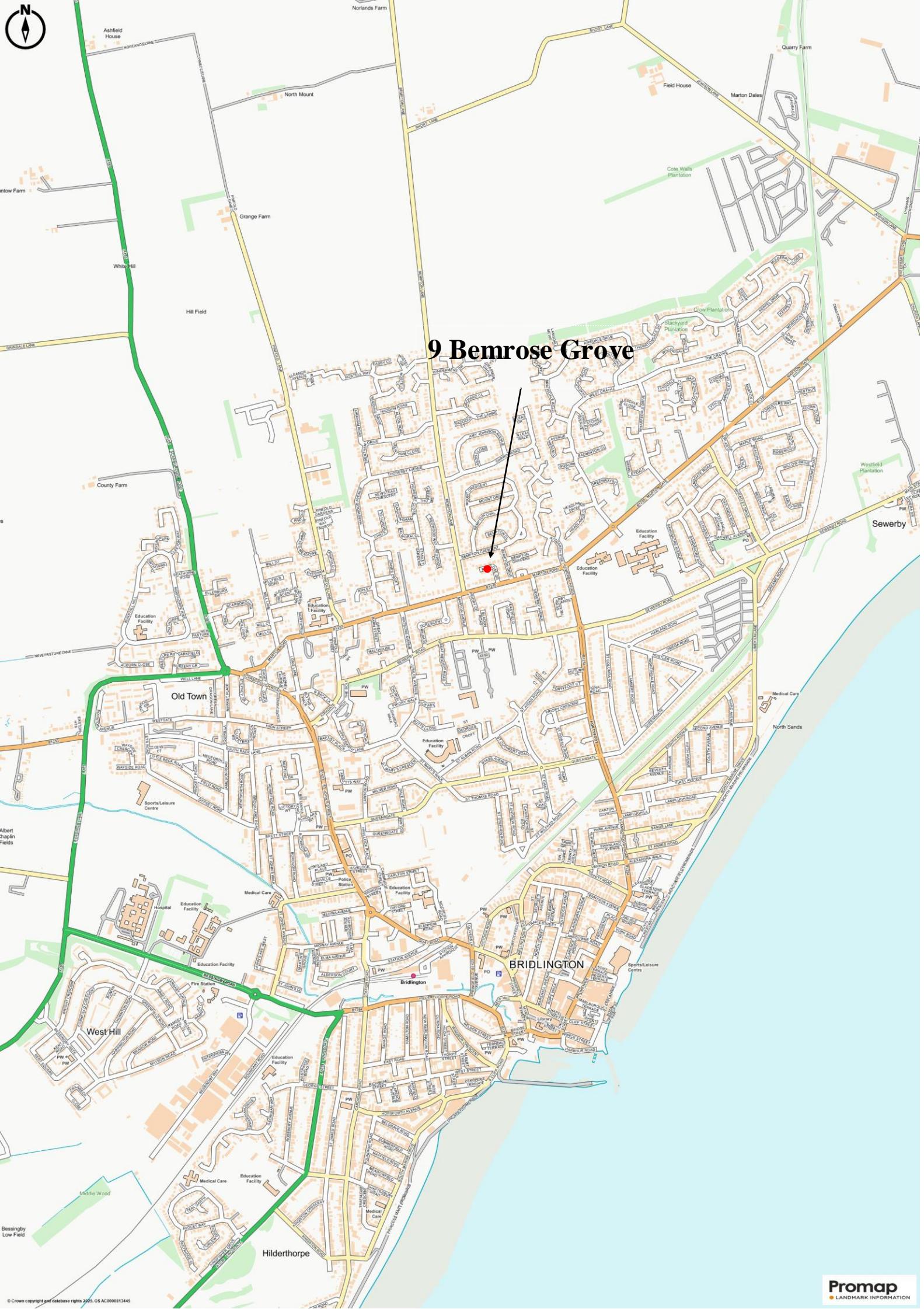


(1) Excluding balconies and terraces

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



**9 Bemrose Grove**

▪ Est. 1891 ▪

# Ullyotts

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