



16 St Columba Road  
Bridlington

YO16 6QX

OFFERS IN REGION OF

**£190,000**

**2 Bedroom Semi-Detached House**



Garden



2



2



1



Garage, Off  
Road Parking



Gas Central Heating

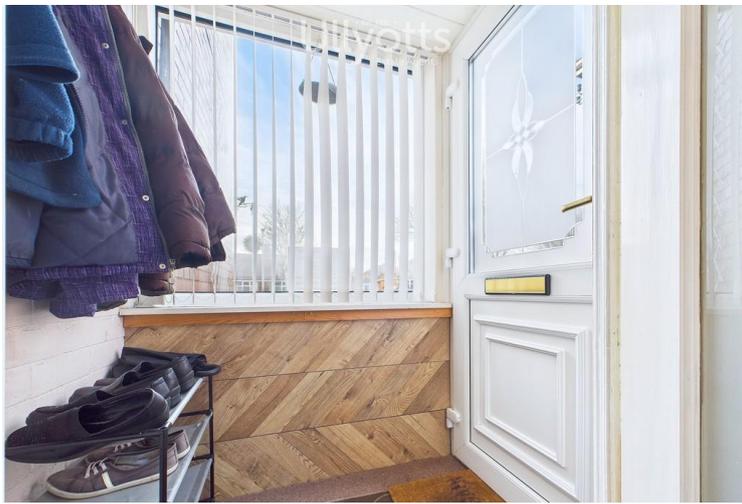
## 16 St Columba Road, Bridlington, YO16 6QX

A traditional style semi-detached home situated within the ever-popular Queensgate Extensions, offering well-proportioned accommodation throughout. The property comprises a lounge, separate dining room, fitted kitchen and a convenient downstairs WC, with two bedrooms and a main family bathroom to the first floor. Well-maintained yet offering excellent potential for general modernisation, the property would make a fabulous home for a first-time buyer or those looking to downsize and personalise to their own taste. Externally, there is off-road parking and a pleasant garden. Offered to the market with no onward chain, an early viewing is highly recommended.

The Queensgate Extension area in Bridlington is just north of the town centre and is a highly convenient and popular location for families, and retirees given it has a perfect mix of both houses and bungalows. With a Nursery, Martongate Primary School (ages 3-11) and Headlands School (ages 11-18) both nearby, educational

needs are well catered for. A local parade of shops offers amenities including, hairdresser, café, and beauticians, while the Queensgate Children's Play Park and green space provide a lovely spot for outdoor leisure. Its proximity to Flamborough Road means easy access to a Tesco Express, various takeaways such as Chinese and fish and chips, plus an international delicatessen and bakery. Just a short walk away from the picturesque Northside seafront, this location perfectly blends convenience, community and coastal living.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional seaside appeal. It offers a mix of family-friendly attractions, including promenades, amusements, and scenic cliff walks along Flamborough Head. The town has a bustling fishing industry and a vibrant local food market. Bridlington is a popular destination for visitors seeking a classic British seaside experience.



Porch



Entrance Hall



Entrance Hall



Lounge

## Accommodation

### ENTRANCE PORCH

4' 5" x 3' 0" (1.35m x 0.93m)

Entrance to the property is via a side-glazed uPVC door leading into a porch area, providing space for coat hanging and featuring a window to the front, with a further door opening into the main entrance hall.

### ENTRANCE HALL

12' 2" x 4' 10" (3.73m x 1.48m)

The entrance hall benefits from a window to the side elevation, a radiator, doors providing access to all ground-floor rooms, and stairs rising to the first-floor landing.

### LOUNGE

11' 10" x 11' 10" (3.63m x 3.63m)

The lounge is a good-sized room featuring a bay window to the front elevation, a radiator, a stone fireplace with an electric fire, complemented by decorative corning to the ceiling.

### DINING ROOM

16' 9" x 11' 10" (5.11m x 3.63m)

The dining room offers two windows to the side elevation along with a uPVC door to the rear, allowing an abundance of natural light to fill the space. The room features a fireplace with an electric fire in situ, decorative coving, and an archway leading through to the kitchen.

### KITCHEN

9' 10" x 6' 9" (3.01m x 2.08m)

The kitchen benefits from a range of wall, base and drawer units with a worktop over and tiled splashbacks. A 1½ bowl ceramic sink and drainer with mixer tap is positioned beneath a window to the side elevation, with an additional window to the rear and a door providing access to the garden. Further features include a wall-mounted gas central heating boiler, and space for a washing machine, slimline dishwasher, oven, and fridge.

### WC

5' 0" x 4' 11" (1.53m x 1.51m)

The downstairs WC, which also provides useful storage space, is fitted with a WC, a wash hand basin, and an extractor fan.



Fire Place



Dining Room



Fire Place



Kitchen

## LANDING

4' 11" x 4' 3" (1.52m x 1.32m)

The first-floor landing provides access to both bedrooms and the family bathroom.

## BEDROOM 1

11' 11" x 11' 6" (3.64m x 3.53m)

The master bedroom is of a good size and features a bay window to the front elevation, built-in shelving, and a radiator.

## BEDROOM 2

11' 11" x 11' 10" (3.64m x 3.61m)

The second bedroom is also a good-sized room, featuring a storage cupboard housing the hot water tank, a window to the rear elevation, and a loft hatch.

## BATHROOM

10' 8" x 5' 4" (3.26m x 1.64m)

The house bathroom is well-equipped, comprising a panelled bath with a shower attachment, a separate shower cubicle with an electric shower, a wash hand basin, WC, and a heated towel ladder. The room is complemented by fully tiled walls and two windows to the side elevation.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## OUTSIDE

Outside, to the front, the property sits back from the road behind a shallow wall with double gates providing access to the driveway and off-road parking. A gravelled front garden, featuring a central paved pattern, adds charm, while the driveway to the side leads to the garage and a gate giving access to the rear garden.

To the rear, there is a good-sized garden with a patio area ideal for dining or relaxing, leading to a lawned section bordered by colourful shrubs and plants, with a greenhouse and summerhouse situated at the far end.



W/C



Landing



Bathroom



Garage

### **GARAGE**

The garage features an up-and-over door, side windows overlooking the garden, and a personnel door, with an additional rear section that could be used as a workshop or potting shed.

### **PARKING**

Off-street parking is available via double gates, providing convenient and secure access to the driveway.

### **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 - B**

### **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 72 sq m (775 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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

85.9 m<sup>2</sup>

924 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

5 ft<sup>2</sup>

Floor 0



Floor 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



**16 St Columba Road**



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