



12 Bransdale Road
Bridlington
YO16 6GU

OFFERS OVER

£195,000

3 Bedroom Semi-Detached House



Rear Elevation



3



1



2



Garage, Off
Road



Gas Central Heating

12 Bransdale Road, Bridlington, YO16 6GU

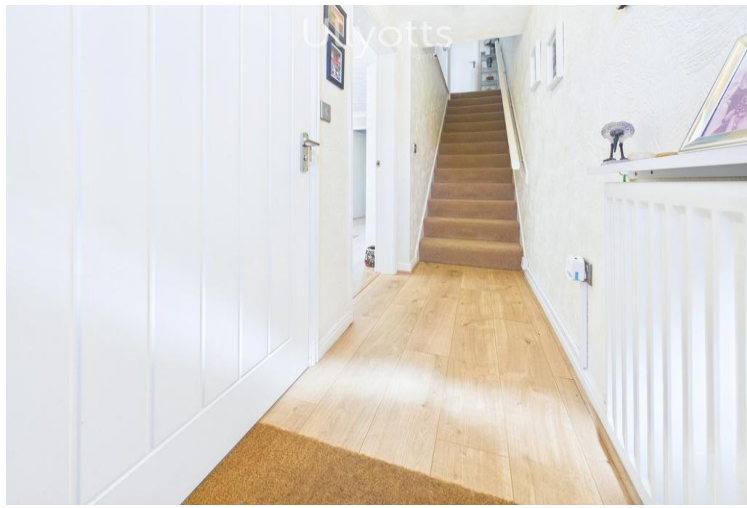
Nestled in the highly sought-after area of Bransdale Road, Bridlington, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for families and professionals alike. Boasting a bright and inviting sun room overlooking the rear garden, an en-suite shower room to the principal bedroom, and well-proportioned living space throughout, this attractive property combines comfort and practicality in a desirable residential location. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

The Crayke and Martongate are on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). 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.

The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

Bridlington offers the charm of a classic Yorkshire seaside town with the convenience of modern living. Its award-winning sandy beaches, bustling harbour, and picturesque Old Town create a welcoming atmosphere for residents of all ages. The town provides excellent local amenities, well-regarded schools, and easy transport links, making it an appealing choice for families, retirees, and holiday-home buyers alike. With a friendly community and a relaxed coastal lifestyle, Bridlington is a place where every day feels a little brighter.



Hallway



Lounge



Kitchen



Dining Area

Accommodation

ENTRANCE HALL

9' 8" x 3' 3" (2.97m x 1.00m)

With laminate flooring, staircase leading to the first-floor landing, and doors providing access to the downstairs W.C. and lounge. A welcoming entrance to this well-presented family home.

LOUNGE

15' 2" x 11' 11" (4.63m x 3.64m)

A beautifully presented and spacious lounge featuring laminate flooring, radiator and a window to the front elevation allowing plenty of natural light to fill the room. A door leads through to the open-plan kitchen/dining area, creating an ideal space for modern family living and entertaining.

KITCHEN/DINING AREA

15' 4" x 9' 3" (4.68m x 2.84m)

Fitted with a range of base and wall units with complementary work surfaces and tiled splashbacks. Incorporating a stainless-steel sink with mixer tap, oven and hob with extractor fan over, together with space for a fridge freezer, washing machine and dishwasher. A

window to the rear elevation provides plenty of natural light, making this a practical and enjoyable space for everyday living and dining.

SUN ROOM

10' 7" x 8' 5" (3.24m x 2.57m)

A bright and versatile addition to the home, the sun room provides an ideal space for relaxing and entertaining, with ample room for seating and useful built-in storage. A door opens directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces.

LANDING

11' 1" x 6' 1" (3.39m x 1.87m)

With handrail, loft access and a useful built-in storage cupboard. Doors lead to all first-floor accommodation.

BEDROOM 1

11' 7" x 9' 1" (3.55m x 2.78m)

A well-proportioned bedroom featuring fitted wardrobes, radiator and a window to the front elevation, allowing for plenty of natural light. A door leads through to the en-suite, providing added convenience and privacy.



Kitchen/Dining Area



Sun Room



Bedroom 1

EN SUITE

8' 11" x 2' 11" (2.73m x 0.89m)

Fitted with a three-piece suite comprising W.C., wash hand basin and a shower cubicle housing an electric shower. Complemented by tiled walls, vinyl flooring and a window to the side elevation providing natural light and ventilation.

BEDROOM 2

9' 11" x 8' 11" (3.03m x 2.74m)

A generous double bedroom featuring fitted wardrobes, radiator and a window to the rear elevation, providing a bright and comfortable space with ample storage.

BEDROOM 3

7' 3" x 6' 1" (2.23m x 1.86m)

A well-proportioned bedroom benefiting from fitted wardrobes, radiator and a window to the front elevation, offering a bright and versatile space ideal as a bedroom, nursery or home office.

BATHROOM

6' 1" x 5' 10" (1.87m x 1.80m)

Fitted with a three-piece suite comprising panelled bath



En suite

with electric shower over, W.C. and wash hand basin. Complemented by tiled walls, vinyl flooring and a heated towel rail, creating a practical and well-appointed family bathroom.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING/GARAGE

To the front and side of the property there is a driveway providing off-street parking and leading to the brick-built garage. The garage benefits from power and an up-and-over door, with gated access providing additional security and convenience. The property offers ample parking and practical storage solutions, ideal for modern family living.

GARDEN

The property enjoys a delightful and private rear garden, beautifully landscaped with a well-maintained lawn, established borders and a variety of mature shrubs,



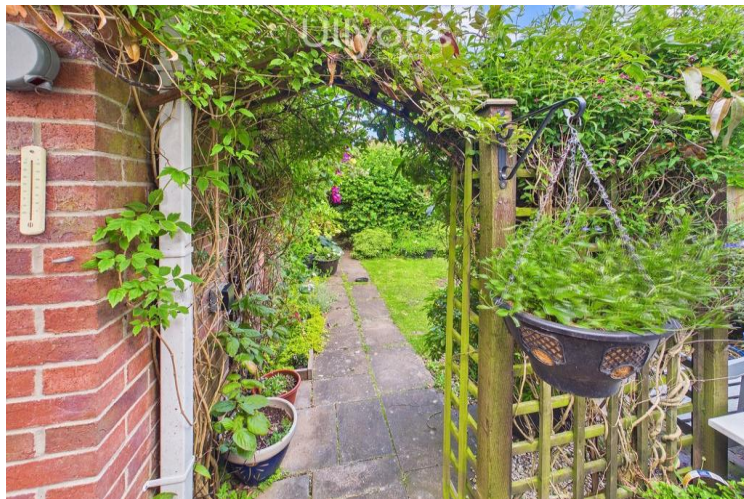
Bedroom 2



Bathroom



Decking Area



Garden

plants and trees providing colour and interest throughout the seasons. A paved pathway meanders through the garden, creating a peaceful setting ideal for relaxing and enjoying the outdoors. Offering a high degree of privacy, this attractive garden is a true haven for keen gardeners and those seeking a tranquil outdoor retreat.

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 - 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

Floor 0

- Lounge**: 4.63 x 3.64 m (15'2" x 11'11")
- Kitchen/Dining Area**: 2.84 x 4.68 m (9'3" x 15'4")
- Sun Room**: 3.24 x 2.57 m (10'7" x 8'5")
- WC**: 1.45 x 0.85 m (4'8" x 2'9")
- Hallway**: 2.97 x 1.00 m (9'9" x 3'3")

Floor 1

- En Suite**: 0.89 x 2.73 m (2'11" x 8'11")
- Bedroom 1**: 3.55 x 2.78 m (11'7" x 9'1")
- Bedroom 2**: 3.03 x 2.74 m (9'11" x 9'0")
- Bedroom 3**: 2.23 x 1.86 m (7'3" x 6'1")
- Landing**: 3.39 x 1.87 m (11'1" x 6'1")
- Bathroom**: 1.80 x 1.87 m (5'10" x 6'1")

Approximate total area*

77.9 m²
838 ft²

(*) 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.

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