



8 Parkfield Drive
Bridlington
YO16 4QR

ASKING PRICE OF

£120,000

2 Bedroom Mid Terrace House



Virtually Staged Lounge

 2
  1
  1
  Garage, Off Road Parking
  Gas Central Heating

8 Parkfield Drive, Bridlington, YO16 4QR

Welcome to this two-bedroom terraced home, ideally situated close to Bridlington's Old Town. Offered with no onward chain, the property provides a great opportunity for someone looking to make a house their own and put their own stamp on it. The accommodation comprises a spacious lounge, dining kitchen, two double bedrooms and a bathroom, while outside there is a rear garden, together with a garage and parking to the rear.

The location is ideal for those seeking a well-connected community, with everyday conveniences close by - including a local store, Starbucks Coffee to Go, and Greggs at the nearby fuel station. Easy access to Bridlington's historic Old Town adds to the appeal, offering charming, cobbled

streets, independent shops, cafés, public houses, a butcher, pharmacy, galleries, and the impressive Priory Church and Bayle Gate Museum.

Bridlington is a welcoming seaside town on the East Yorkshire coast, offering the perfect blend of family-friendly fun and coastal beauty. Its award-winning sandy beaches, bustling promenade and classic seaside attractions create a vibrant atmosphere year-round. Families can enjoy boat trips from the historic harbour, a modern leisure centre, and a choice of shops, cafés and restaurants. Sewerby Hall and Gardens, Bridlington Spa and the dramatic cliffs of Flamborough Head provide unforgettable days out. Bridlington is not only a wonderful place to visit but an exceptional place to call home.



Entrance Hall



Lounge



Kitchen



Virtually Staged Kitchen

Accommodation

ENTRANCE HALL

5' 6" x 4' 2" (1.69m x 1.28m)

Entrance to the property is via a glazed uPVC door into the entrance hall, with a window to the front elevation, stairs leading to the first-floor landing and a door opening into the lounge.

LOUNGE

12' 11" x 10' 9" (3.95m x 3.28m)

A generously proportioned reception room offering plenty of space for both relaxing and entertaining. A window to the front elevation provides natural light, while the feature hearth creates a focal point with space for an electric fire. The room further benefits from two radiators, a useful under-stairs storage cupboard and a glazed door leading through to the dining kitchen.

KITCHEN/DINING AREA

13' 10" x 8' 5" (4.23m x 2.57m)

A well-sized kitchen and dining space fitted with a

range of wall and base units, complemented by work surfaces and tiled splashbacks. There is ample room to accommodate a dining table, making this a practical space for everyday meals and gatherings. A window to the rear elevation enjoys views over the garden, while a glazed uPVC door provides convenient access to the rear garden. Further features include space for under-counter appliances, an oven, a wall-mounted gas central heating boiler and a radiator.

FIRST FLOOR LANDING

5' 9" x 4' 10" (1.77m x 1.49m)

The first-floor landing provides access to both bedrooms and the bathroom. There is also a loft hatch, together with a useful storage cupboard housing the hot water cylinder and offering additional space for linen and towels.



Bedroom 1



Virtually Staged Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

BEDROOM 1

10' 8" x 10' 4" (3.26m x 3.15m)

A good sized double bedroom situated to the front of the property, offering plenty of room for bedroom furnishings. A front-facing window provides natural light, while the room is further enhanced by coving, a radiator and a useful built-in storage cupboard.

BEDROOM 2

11' 1" x 8' 9" (3.40m x 2.67m)

A further double bedroom overlooking the rear of the property. The room benefits from a rear-facing window, allowing natural light to filter in, along with a radiator for comfort.

BATHROOM

8' 2" x 4' 11" (2.50m x 1.51m)

The bathroom is fitted with a panelled bath, wash hand basin and WC, providing the main bathroom facilities for the property. Partially tiled walls offer a practical finish, while a wall-mounted mirrored

cabinet provides useful storage. The room is completed by a radiator and a window to the rear elevation, providing natural light and ventilation.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE & PARKING

To the rear of the property is a bank of garages this one being the second from the right, with the property benefiting from its own garage fitted with an up-and-over door, providing useful storage space or the option for vehicle parking.

OUTSIDE

To the front, the property benefits from a small open-plan lawned garden, with a pathway leading to the main entrance.



Bathroom



Virtually Staged Bathroom



Garden



Garage

To the rear, the east-facing garden offers a pleasant outdoor space, enclosed by fenced boundaries and predominantly laid to lawn, with established shrubs and greenery adding interest. Offering plenty of scope for improvement and personalisation, this is an ideal space for a buyer looking to create a garden to suit their own tastes. A gate at the bottom of the garden provides access to the garage and parking area beyond.

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 - 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

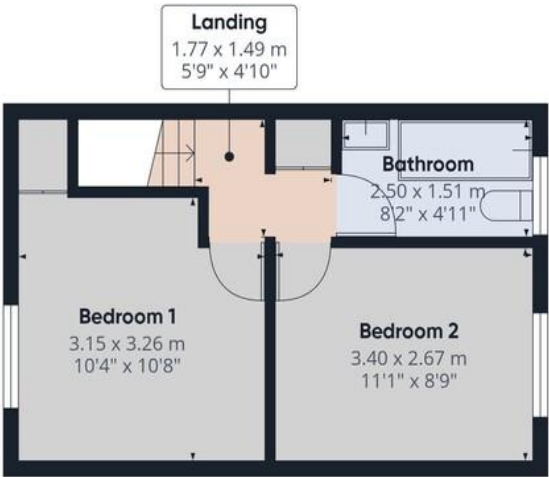
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 57 sq m (611 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area^m
56.8 m²
612 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.





8 Parkfield Drive

Old Town

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