



49 St Thomas Road
Bridlington

YO16 4EE

OFFERS OVER

£235,000

2 Bedroom Detached Bungalow



Vendor Image Of The Garden During The Summer



2



2



1



Off Road
Parking



Gas Central Heating

49 St Thomas Road, Bridlington, YO16 4EE

Situated at the head of a quiet cul-de-sac on St Thomas Road, this two-bedroom detached bungalow offers a welcoming lounge and a stylish open-plan kitchen diner, perfect for modern living and entertaining. Both bedrooms are generously sized, complemented by a well-appointed bathroom. Externally, the home enjoys a generous garden and the added convenience of off-road parking, making it an ideal choice for those seeking comfort, privacy, and move-in-ready accommodation.

The Saints area in Bridlington is just north of the town centre and is a vibrant and well-served location, ideal for families and professionals. Nestled between Fortyfoot and St. John's Street, the area benefits from a wide range of amenities, including a nursery, hairdresser, café, fish and chip shop, convenience store and beauticians. Aldi is also within comfortable walking distance. The

Queensgate Park is a pleasant green open recreational space. Dukes Park is the home to Rugby, Football, Tennis and Bowls and is a great open green space.

Bridlington is a charming coastal town in East Yorkshire, celebrated for its award-winning beaches, historic harbour and proudly having the title of the lobster capital. With a delightful blend of seaside tradition and modern amenities including seafood eateries, ice-cream parlours along with Bridlington Spa, the historic Old Town, and the scenic promenades along North and South Beaches. Excellent transport links, including a railway station on the Yorkshire Coast Line, provide easy access to nearby cities like Hull and Scarborough. Bridlington's unique character and coastal charm make it an ideal location for both residents and visitors alike.



Entrance



Entrance Hall



Lounge



Kitchen

Accommodation

ENTRANCE HALL

12' 9" x 3' 4" (3.91m x 1.02m)

Access to the property is via a side composite door leading into the welcoming main entrance hall. The hall features attractive wood-effect laminate flooring, a radiator, loft hatch access, and doors providing access to all rooms.

LOUNGE

12' 1" x 10' 10" (3.70m x 3.31m)

The lounge benefits from a window to the front elevation, allowing plenty of natural light, and features a radiator for comfort. With its west-facing aspect, the room enjoys the afternoon sun, creating a warm and inviting living space.

KITCHEN

10' 4" x 6' 0" (3.15m x 1.84m)

The kitchen is fitted with a range of wall, base and drawer units with worktops over and wood-effect laminate flooring. Integrated appliances include a fridge freezer and a Lamona electric oven with hob and fitted extractor fan, with additional space for a washing

machine and dishwasher. A stainless steel sink and drainer with mixer tap sits beneath a window to the rear elevation, complemented by a further side window and inset spot lighting, creating a bright and airy space.

DINING ROOM

13' 2" x 10' 11" (4.03m x 3.33m)

The room opens into a generous dining room featuring a central island ideal for dining, a feature brick wall and fireplace, a useful storage cupboard, and French doors leading out onto the garden. Altogether, this creates a perfect entertaining area and dining space, ideal for hosting family and friends in a stylish setting.

BEDROOM 1

10' 11" x 9' 11" (3.35m x 3.03m)

The master bedroom benefits from a window to the front elevation and a radiator.



Dining Room Open To Kitchen



Dining Room From Kitchen



Bedroom 1



Bedroom 2

BEDROOM 2

10' 9" x 8' 10" (3.29m x 2.70m)

The second bedroom benefits from a window to the rear overlooking the rear garden and a radiator.

BATHROOM

7' 4" x 5' 3" (2.24m x 1.61m)

The bathroom features a window to the side elevation, providing natural light and ventilation. It is fitted with a panelled bath with glass screen and a matte black double-head thermostatic shower, a wash hand basin, WC, and a heated towel ladder. The room is finished with tiled walls, herringbone-effect vinyl flooring, inset spotlighting, and an extractor fan, combining style and practicality.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

To the front, the property benefits from a paved area providing off-street parking for two vehicles.

GARDEN

Gated access to the side of the property leads to the main entrance and a generous wrap-around garden. A paved pathway extends around the rear, complemented by a lawn area with a variety of colourful shrubs and plants. The garden is east-facing to the rear but enjoys sunlight at different points throughout the day, creating a bright and inviting outdoor space.

OUTSIDE

A decked area features a summerhouse, which during the summer months is used as a bar, with the decking providing a veranda and a pleasant seating area to enjoy the sun and a drink. Additionally, there is a versatile shed with a seating area to the front and an astro-turfed frontage, suitable for a variety of uses, plus a further shed for garden storage.



Bathroom



Garden



Rear Elevation



Drone from above

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.

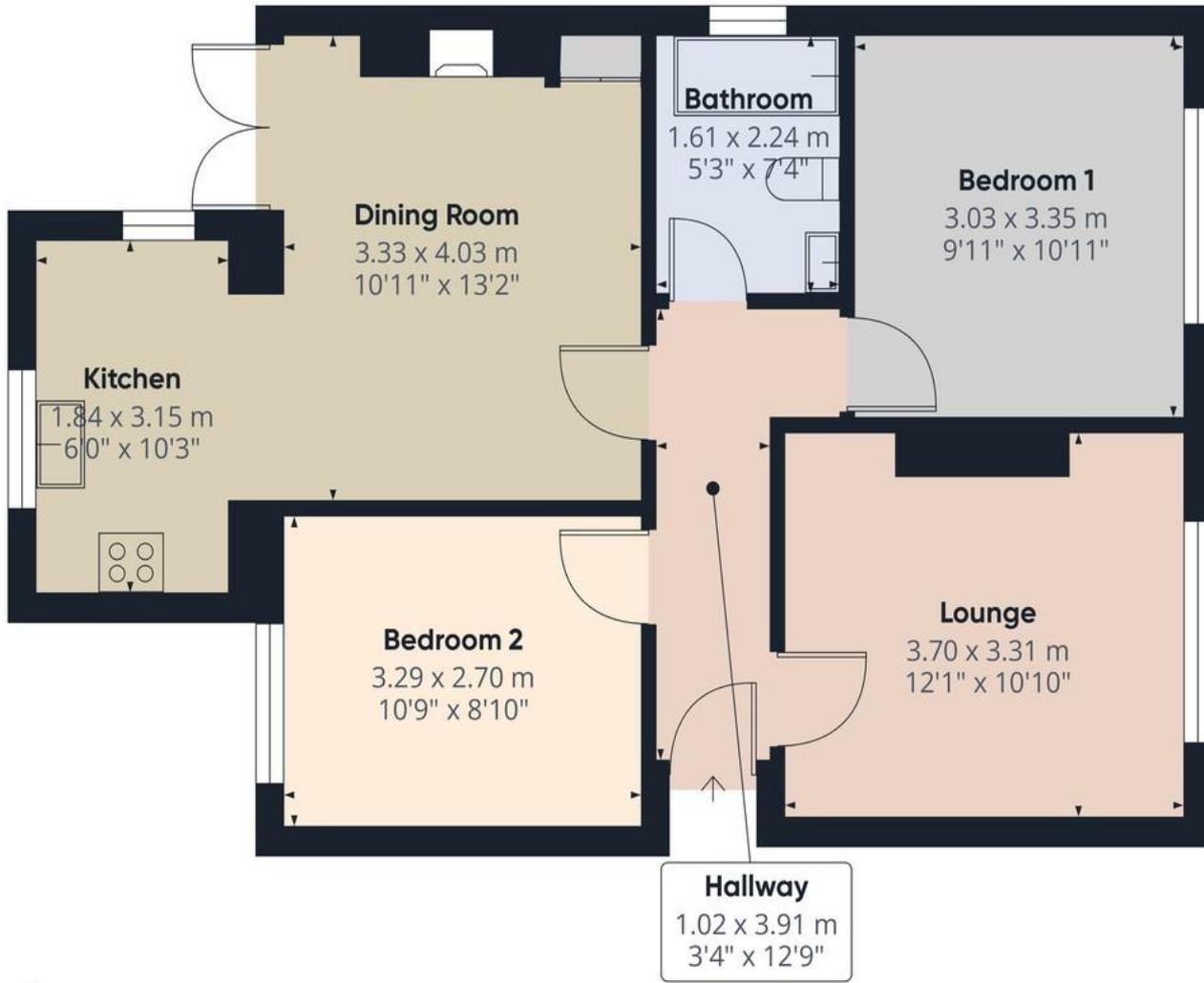
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (59 m²). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
59 m²
636 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.



49 St Thomas Road



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