



76 St Aidan Road
Bridlington
YO16 7SJ

ASKING PRICE OF

£235,000

2 Bedroom Semi-Detached Bungalow



Rear Elevation



2



2



1



Garage, Off
Road Parking



Gas Central Heating

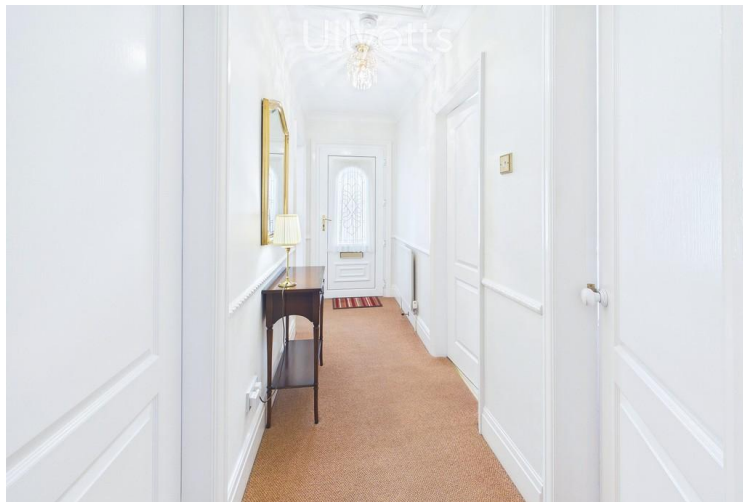
76 St Aidan Road, Bridlington, YO16 7SJ

Presented to an exceptional standard throughout, this meticulously maintained semi-detached bungalow offers immaculate, move-in-ready accommodation comprising a welcoming lounge, dining kitchen, two well-proportioned bedrooms, bathroom and a delightful sunroom overlooking the garden. Outside, the property is equally impressive, with beautifully arranged paved gardens to the front and rear, enhanced by an abundance of colourful flowers and planting, together with a detached garage and off-road parking. A truly outstanding home that must be viewed to be fully appreciated.

Situated on St Aidan Road, a pleasant and well-regarded residential area located close to the town's picturesque North Side. The property is ideally situated for easy access to the seafront, offering scenic coastal walks and sandy beaches. The area is peaceful yet conveniently

close to local amenities, including shops, cafes, beauticians, hairdressers and transport links. Queens Park is nearby being a picturesque 4.9-acre park with lush greenery, serene atmosphere and well-maintained walking paths offering an ideal setting for walkers for a leisurely stroll in a tranquil setting.

Bridlington is a charming coastal town offering a relaxed pace of life, scenic seafront promenades, and a traditional harbour. With its award-winning beaches, historic old town, and an array of local shops, cafés, and markets, it's a welcoming place to enjoy leisurely days by the sea. Surrounded by beautiful countryside and with excellent transport links, Bridlington provides the perfect blend of coastal beauty and everyday convenience.



Entrance Hall



Lounge



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

The property is entered via a uPVC door to the side elevation, opening into a useful entrance porch with a step leading up to a further uPVC door opening into the welcoming entrance hall. The hall benefits from a radiator, doors providing access to all rooms, and a loft hatch with a pull-down ladder giving access to a partially boarded loft space, offering useful additional storage.

LOUNGE

The lounge is a beautifully presented and generously proportioned reception room, featuring a bay window to the front elevation that fills the space with natural light. Complemented by decorative coving, a chandelier point and a radiator, the room is centred around an attractive fireplace incorporating a contemporary-style gas fire, creating a warm and inviting focal point.

KITCHEN

The beautifully appointed kitchen has been thoughtfully designed by Stephen Greaves and is fitted with an excellent range of quality wall, base, drawer and display units, complemented by fitted work surfaces, tiled splashbacks and under-unit lighting. Inset spotlights enhance the bright and welcoming space, which also benefits from natural light provided by side and rear-facing windows.

Positioned beneath the rear window is a one-and-a-half bowl sink and drainer with a mixer tap over. Integrated appliances include a Bosch fridge and freezer, Siemens washing machine and tumble dryer, together with a double oven, four-ring gas hob with an extractor hood above, and a neatly housed gas central heating boiler. A fitted breakfast table provides a casual dining area for two, while a radiator ensures year-round comfort. French doors open seamlessly into the sunroom, creating an ideal space for both everyday living and entertaining.

SUNROOM

The sunroom is a fantastic addition to the home, providing a versatile space that comfortably accommodates both seating and dining furniture. Featuring tiled flooring with electric underfloor heating, the room can be enjoyed throughout the year, while wall lighting creates a warm and inviting atmosphere. French doors open onto the beautifully maintained rear garden, seamlessly blending the indoor and outdoor living spaces.



Sun Room



Bedroom 1



Bedroom 1

BEDROOM 1

The second bedroom is a light and airy room, utilised as a delightful 'summer bedroom'. Benefiting from windows to the front and side elevations, the room is filled with natural light and further enhanced by decorative coving, a radiator, chandelier point and fitted wardrobes, providing excellent built-in storage.

BEDROOM 2

The second bedroom is positioned to the rear of the property, offering a peaceful outlook. Well presented throughout, the room benefits from decorative coving and a radiator, making it an ideal guest bedroom, dressing room or home office.

BATHROOM

The bathroom is well appointed with a panelled bath featuring central mixer taps, positioned beneath a high-level rear-facing window that provides natural light and ventilation. The suite also comprises a wash hand basin, WC and a corner shower enclosure with sliding doors. Finished with partially tiled walls, inset spotlights and a radiator.



Bedroom 2

GARAGE / PARKING

The detached garage is of larger-than-average proportions, providing excellent space for secure parking, storage or a workshop. Benefiting from an up-and-over door, power and lighting, a rear-facing window allowing for natural light, and a personnel door to the side.

Double gates open onto a generous paved frontage, providing ample off-street parking and convenient access to the detached garage.

OUTSIDE

To the front, the property is set back from the road behind a low-level boundary wall with double gates providing both pedestrian and vehicular access. The frontage has been thoughtfully paved to create ample off-road parking and is enhanced by a central flower bed filled with colourful planting, creating an attractive first impression. A lockable gate provides access to the rear garden.

The beautifully maintained south-east facing rear garden is undoubtedly one of the properties standout features. Enclosed by a brick wall topped with timber fencing, the garden offers an excellent degree of privacy and has been thoughtfully designed for ease of maintenance, with extensive paving complemented by well-stocked flower beds filled with



Bathroom



Rear Garden



Water Feature



Garage

colourful shrubs and plants. A central water feature provides an attractive focal point, while several sunny seating areas and an open summer house offer the perfect places to relax and enjoy the sunshine throughout the day. Lovingly cared for, this delightful outdoor space is sure to appeal to keen gardeners and those who appreciate attractive, low-maintenance gardens.

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 by Ulllyotts.

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 (95.7 m2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

95.7 m²
1030 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.

GIRAFFE360



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