



23 Eastfield Road
Bridlington

YO16 7DZ

ASKING PRICE OF

£249,950

3 Bedroom Detached House



Garden



3



1



1



Garage, Off
Road Parking



Gas Central Heating

23 Eastfield Road, Bridlington, YO16 7DZ

A well-presented detached home, offering spacious living. The ground floor features a bright through lounge and dining area, a modern kitchen and a conservatory overlooking the garden-ideal for relaxing or entertaining. Upstairs, there are three good-sized bedrooms and a contemporary family bathroom. The property also benefits from a garage, off-road parking and a well-maintained garden, making it an ideal choice for those looking for comfortable, ready-to-move-into accommodation.

Situated just off Sewerby Road and to the north of the town centre Eastfield Road is a well-served location, ideal for families and professionals. Nestled between Sewerby Road and Marton Road, the area benefits from a wide range of amenities, including a fish and chip shop, pharmacy and hairdresser and two convenience stores.

The Co-Op supermarket is also close by along with the friendly forester public house and eatery and north library. The area is also served by excellent educational facilities including Bay Primary (ages 3-11), Martongate Primary (ages 3-11), Headlands School (ages 11-18) and East Riding College.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its stunning sandy beaches, historic harbour and vibrant seaside atmosphere. The town offers a mix of traditional seaside attractions, like promenades and ice cream parlours, alongside modern amenities, including shops, restaurants and entertainment venues including Bridlington Spa.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

6' 4" x 5' 8" (1.94m x 1.74m)

Entry to the property is through a glazed wooden door leading into the entrance hall, which features a radiator, a side-facing window, doors to the lounge and kitchen and a staircase rising to the first-floor landing.

LOUNGE

25' 0" x 10' 11" (7.63m x 3.34m)

The lounge is enhanced by a bay window to the front elevation, coving, a central chandelier point, a radiator and a feature tiled fireplace with a stylish surround and provision for an electric fire. An open archway seamlessly connects the space to the dining room, creating a natural flow for entertaining and family living.

DINING ROOM

25' 0" x 10' 11" (7.63m x 3.34m)

The dining room features decorative coving, a radiator and space for a dining table, with a central light fitting positioned perfectly for a chandelier. A door leads to the kitchen and a uPVC door opens into the conservatory, creating a bright and versatile extension of the living space.

KITCHEN

10' 11" x 8' 4" (3.35m x 2.55m)

The kitchen is beautifully presented, having been tastefully refitted in recent years. It features a stylish range of matte grey wall and base units with complementary worktops, tiled splashbacks, vinyl flooring, under-counter lighting, and inset spotlights. A 1½ bowl sink with mixer tap is set beneath a rear-facing window, offering a pleasant view of the garden. There is space for appliances including a washing machine, oven, fridge and freezer, along with a fitted extractor fan and a housed gas central heating boiler. Additional features include an understairs storage cupboard and a door providing access to the side of the property.

CONSERVATORY

9' 4" x 8' 8" (2.86m x 2.66m)

The conservatory is of uPVC and brick construction, offering beautiful views over the garden. A door provides direct access to the outdoor space, making it an ideal spot to relax and enjoy the surroundings.



Kitchen



Conservatory



Bedroom 1



Bedroom 2

FIRST FLOOR LANDING

8' 6" x 6' 3" (2.60m x 1.92m)

The first-floor landing benefits from a side facing window, with doors leading to all bedrooms and the family bathroom. A loft hatch with a pull-down ladder provides convenient access to the loft space.

BEDROOM 1

13' 4" x 10' 8" (4.08m x 3.27m)

The master bedroom features a front-facing window that allows for plenty of natural light, along with a radiator for added comfort. It also benefits from fitted wardrobes with hanging space and drawer storage, built-in cupboards and matching fitted bedside tables, offering both style and practicality.

BEDROOM 2

11' 0" x 9' 11" (3.36m x 3.03m)

The second bedroom includes a rear-facing window, a radiator, and fitted storage cupboards that also house the hot water tank.

BEDROOM 3

8' 9" x 8' 7" (2.69m x 2.62m)

The third bedroom features a front-facing window,

coving, a radiator and a fitted wardrobe with a hanging rail, providing convenient storage.

BATHROOM

8' 3" x 5' 8" (2.53m x 1.73m)

The bathroom has been refitted and is beautifully presented. It features windows to both the side and rear elevations, wood-effect vinyl flooring, and tiled walls. The suite includes a wash hand basin, WC, and a panelled bath with a hot water-fed shower. Additional highlights include inset spotlights, an extractor fan, and a fitted mirror with LED lighting.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

OUTSIDE

The outside space is well maintained and thoughtfully arranged. The rear garden is primarily laid to lawn, complemented by a raised astro turf area ideal for dining



Bedroom 3



Bathroom



Rear Elevation



Seating Area

and seating. At the top of the garden, a paved patio provides an additional seating area, alongside an aviary and a storage shed. There is also a large garden outbuilding that has previously been used as a gym/Pilates room, offering versatile potential as a home office, games room, or craft space.

To the side of the property, there is a gravelled area alongside a paved section designated for bin storage, which is discreetly tucked behind a brick-built archway providing access to the front of the property.

To the front, the property is set back from the road behind a low-level wall and a row of conifers, providing privacy. The frontage is gravelled, with a driveway offering off street parking and convenient access to the garage.

GARAGE

15' 4" x 8' 1" (4.68m x 2.48m)

The garage features an up-and-over door, with power and lighting connected. An additional shelved area at the rear provides extra storage, and a personnel door offers direct access to the garden.

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 – 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.

The stated EPC floor area, (which may exclude conservatories),
is approximately 125 m² (1345 ft²)



VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.



23 Eastfield Road



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