



3 St Aidan Road  
Bridlington

YO16 7SP

OFFERS IN REGION OF

**£170,000**

**3 Bedroom Semi-Detached House**



Front Garden



3



2



1



Garage, Off  
Road Parking



Gas Central Heating

### 3 St Aidan Road, Bridlington, YO16 7SP

A well-presented traditional three-bedroom semi-detached home offering a lounge, dining room, kitchen and downstairs WC, with three bedrooms and a shower room to the first floor. Set on a generous corner plot with front, side and rear gardens, off-road parking and a garage, the property also provides an excellent opportunity for buyers to put their own stamp on it, and is offered with no onward chain.

Situated on the corner of St Aidan Road and St Cuthbert Road which is 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. Perfect for families, within easy reach are excellent educational facilities including Bay Primary (ages 3-11), Martongate Primary (ages 3-11), Headlands School (ages 11-18) and East Riding College. 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 vibrant seaside town on the East Yorkshire coast, perfect for families with its award-winning sandy beaches, a bustling promenade and traditional seaside attractions. The town offers a range of family-friendly activities, including boat trips from the historic harbour, leisure centre and a variety of shops, cafés, and restaurants. Nearby, Sewerby Hall and Gardens, Bridlington Spa and Flamborough Head provide great days out, while excellent schools and community facilities make it a welcoming place to live.



Entrance Hall



Lounge



Dining Room



Kitchen

## Accommodation

### ENTRANCE PORCH

6' 10" x 2' 4" (2.09m x 0.73m)

Entrance to the property is via a uPVC door into a porch with tiled flooring, and a further uPVC door into the entrance hall.

### ENTRANCE HALL

15' 1" x 5' 11" (4.62m x 1.81m)

The entrance hall offers stairs to the first floor and doors to all downstairs rooms, understairs storage cupboard and a radiator.

### LOUNGE

14' 10" x 11' 11" (4.53m x 3.65m)

A bright and inviting lounge with a charming front bay window, two radiators, and elegant decorative coving. The room's focal point is a stone fireplace with a tiled hearth and gas fire, complemented by wall lighting.

### DINING ROOM

11' 10" x 11' 10" (3.63m x 3.63m)

The dining room benefits from a window to the rear, decorative coving, a gas fire with a feature surround, a radiator and a door into the kitchen.

### KITCHEN

18' 7" x 5' 11" (5.68m x 1.81m)

The kitchen benefits from two side-facing windows and a uPVC door leading to the garden, allowing plenty of natural light, complemented by inset spotlighting. It features a range of wall, base, and drawer units with worktops and tiled splashbacks, vinyl flooring, and space for appliances including an oven, washing machine and fridge freezer. A fitted wall-mounted gas central heating boiler and a stainless steel sink with drainer complete the space.

### WC

4' 11" x 2' 4" (1.51m x 0.72m)

The convenient downstairs cloakroom benefits from a WC, wash hand basin, wood effect vinyl flooring and an extractor fan.

### LANDING

6' 10" x 3' 6" (2.10m x 1.08m)

The first floor landing offers a window to the side elevation and doors to all rooms.



wc



Landing



Bedroom 1

### BEDROOM 1

15' 1" x 9' 6" (4.62m x 2.90m)

The master bedroom offers a window to the front elevation, fitted storage cupboard with shelving and hanging rails and a radiator.

### BEDROOM 2

11' 11" x 11' 10" (3.64m x 3.63m)

Bedroom two offers a window to the rear, a storage cupboard and a radiator.

### BEDROOM 3

7' 10" x 6' 6" (2.40m x 2.00m)

The third bedroom benefits from vinyl flooring a radiator and a window to the front elevation.

### SHOWER ROOM

8' 6" x 5' 10" (2.61m x 1.80m)

The shower room features two windows to the side and rear, tiled walls, and vinyl flooring. It comprises a wash hand basin, WC, and a shower enclosure with a sliding door and thermostatic shower, complete with a radiator. Loft access is also in the shower room.



Bedroom 2

### CENTRAL HEATING

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

### DOUBLE GLAZING

UPVC double glazing throughout.

### GARAGE/PARKING

A garage with an up and over door and power and light is access via double gates on St Cuthbert Road. Off road parking is available to the front of the garage with space for additional parking if needed.

### GARDEN

To the front, the property is set back from the road behind a low-level wall with gated access, featuring a resin frontage and colourful plants and shrubs in raised beds, along with a generous lawn that extends down the side of the property.

To the rear, there is a low-maintenance paved courtyard garden, ideal for relaxing or entertaining or used as additional parking.



Bedroom 3



Shower Room



Rear Garden



Garage

### 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

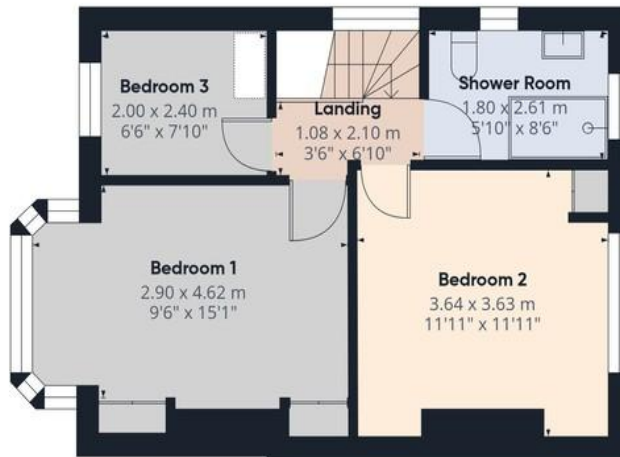
Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (86.2 m<sup>2</sup> 926ft<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

86.2 m<sup>2</sup>  
926 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**3 St Aidan Road**



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