



Ulllyotts  
Est. 1891  
Estate Agents

32 West Crayke  
Bridlington

YO16 6XW

ASKING PRICE OF

**£235,000**

**3 Bedroom Detached House**

Est. 1891  
**Ulllyotts**  
Estate Agents

01262 401401



Gravelled Seating Area



3



1



1



Garage, Off  
Road Parking



Gas Central Heating

### 32 West Crayke, Bridlington, YO16 6XW

A well-presented three-bedroom detached home situated in the highly sought-after location of The Crayke. Offered with no onward chain, the property features a spacious lounge, a modern dining kitchen, three well-proportioned bedrooms, and a pleasant family bathroom. Outside, there is off-road parking, a garage, and a lovely rear garden, making this an ideal home for families, couples, or those looking to enjoy living in a popular location.

The Crayke and Martongate are on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short distance away on Marton Road, and include a

pharmacy, fish and chip shop, hairdressers, post office/convenience store.

The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

Bridlington is a charming coastal town offering a fantastic lifestyle for families, with its award-winning sandy beaches, picturesque promenades, and vibrant harbour. The town offers a wide range of amenities, including excellent schools, leisure facilities, parks, and a variety of shops, cafes, and restaurants. Families can enjoy days out at the popular Sewerby Hall and Gardens, explore nearby nature reserves, or take advantage of the many community events and attractions throughout the year. With its friendly atmosphere and beautiful surroundings, Bridlington is an ideal place to call home.



Entrance Hall



Lounge



Kitchen



Dining Area

## Accommodation

### ENTRANCE HALL

5' 8" x 4' 1" (1.73m x 1.27m)

Entrance to the property is via a glazed uPVC door into the entrance hall with a radiator, stairs to the first floor landing and a door to the lounge.

### LOUNGE

14' 11" x 11' 5" (4.56m x 3.50m)

A bright and welcoming lounge featuring a west-facing window that fills the room with natural afternoon and evening light. The space benefits from a radiator, a useful understairs storage cupboard, and elegant glazed doors that open through to the dining kitchen, creating a wonderful flow for both everyday living and entertaining.

### KITCHEN/DINING AREA

14' 11" x 8' 7" (4.56m x 2.63m)

The spacious kitchen/Dining area is fitted with a stylish range of pale grey wall, base and drawer units complemented by worktops, matching splashbacks, and attractive grey wood-effect laminate flooring. Integrated appliances include a double oven, dishwasher, and an electric hob with an extractor hood above. A one-and-a-

half bowl sink with mixer tap is positioned beneath a rear-facing window, enjoying pleasant views over the garden.

The dining area provides ample space for a family dining table and benefits from a radiator, a large rear-facing window, and a door opening directly onto the rear garden, creating a bright and sociable space ideal for everyday living and entertaining.

### FIRST FLOOR LANDING

5' 10" x 4' 1" (1.79m x 1.27m)

The landing offers access to all bedrooms and the main family bathrooms.

### BEDROOM 1

11' 9" x 8' 8" (3.60m x 2.65m)

The main bedroom offers a window to the front of the property and a radiator.



Kitchen Dining Area



First Floor Landing



Bedroom 1



Bedroom 2

## BEDROOM 2

12' 0" x 8' 5" (3.66m x 2.59m)

The second bedroom benefits from a window to the rear elevation overlooking the rear garden, a feature wallpapered wall and a radiator.

## BEDROOM 3

8' 10" x 6' 0" (2.70m x 1.84m)

The third bedroom benefits from a window to the rear, a loft hatch and a radiator.

## BATHROOM

8' 8" x 6' 1" (2.65m x 1.87m)

The family bathroom is well-appointed and beautifully presented, comprising a panelled bath with a glazed shower screen and thermostatic shower over, wash hand basin, and WC. Complemented by partially tiled walls and practical vinyl flooring, the room is finished with inset spotlights, a heated towel radiator, an airing cupboard, and a front-facing window that provides natural light and ventilation.

## CENTRAL HEATING

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

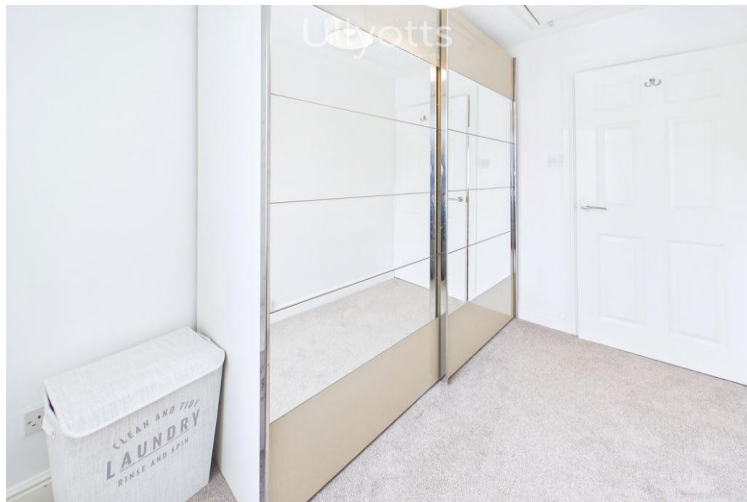
## DOUBLE GLAZING

UPVC double glazing throughout.

## OUTSIDE

To the front, the property enjoys an attractive position set back from the road behind a neatly maintained paved and gravelled frontage, enhanced by established shrubs and greenery. A driveway to the side provides off-street parking and access to the garage, while a gated pathway leads through to the enclosed rear garden.

The east-facing rear garden is neatly maintained and offers a pleasant outdoor space to enjoy throughout the day. Laid to a combination of lawn and gravelled areas, it is complemented by attractive flower beds with timber edging and enclosed by fenced boundaries, providing both privacy and a charming setting for relaxation or entertaining.



Bedroom 3



Family Bathroom



Rear Garden



Rear Elevation

### **GARAGE / PARKING**

17' 2" x 8' 5" (5.24m x 2.57m)

The garage is equipped with an up-and-over door, power and lighting, and offers space and plumbing for a washing machine and tumble dryer. A personnel door to the side provides convenient access to and from the garden.

A paved and gravel driveway to the side of the property provides off road parking and access to the 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 - C**

### **ENERGY PERFORMANCE CERTIFICATE - RATED C**

### **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**

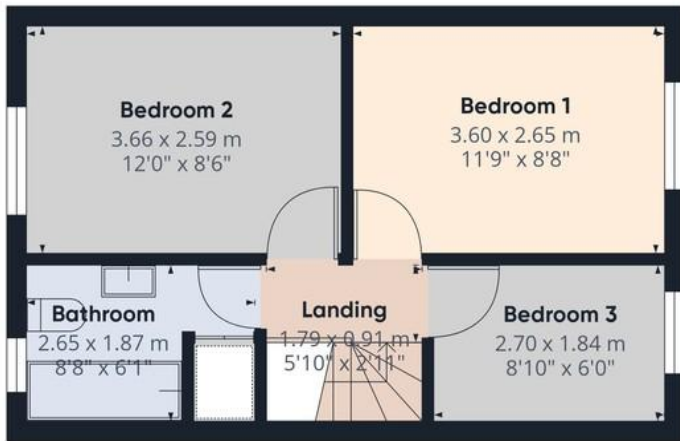
Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 70 sq m (753 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
77.2 m<sup>2</sup>  
830 ft<sup>2</sup>

(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



32 West Crayke



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