



6 Sirius Court
Bridlington

YO16 4EG

ASKING PRICE OF

£185,000

3 Bedroom Mid Town House



Kitchen/Dining Area



3



1



2



Garage, Off
Road Parking



Gas Central Heating

6 Sirius Court, Bridlington, YO16 4EG

A fabulously presented three-bedroom home arranged over three floors, offering stylish and versatile accommodation ideal for modern living. The property features a spacious dining kitchen, a useful home office (previously part of the garage) and WC to the ground floor, a generous lounge, bedroom and bathroom to the first floor, and a superb master suite with ensuite alongside a further bedroom on the second floor. Externally, the home benefits from off-road parking for two vehicles, useful storage and a rear garden with decked seating area and lawn, and is offered to the market with the added advantage of no onward chain.

Enjoying a convenient position between St. John's Street and Bridlington's historic Old Town, the property is ideally placed for access to a wide range of local amenities. The nearby town centre offers several supermarkets and convenience stores including Co-op, Aldi, Spar and One Stop, while a parade of shops on Quay Road provides everyday essentials such as a fruit and

vegetable shop, butcher and hairdresser, alongside a variety of dining options. Bridlington's charming Old Town is just a short distance away, known for its cobbled streets, the impressive Priory Church and the Bayle Gate Museum, as well as a selection of independent shops, cafés and public houses. The property is also well served by well-regarded local schools, including Quay Academy, Burlington and New Pasture Lane Primary Schools, and Bridlington School, making it a convenient and appealing location for families.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, working harbour and vibrant promenade. It offers a mix of traditional seaside attractions, independent shops, ice-cream parlours and fresh seafood. The town also offers scenic coastal walks, the stunning Flamborough Head cliffs nearby and cultural sites like Bridlington Priory and Sewerby Hall. With a friendly atmosphere and plenty of leisure activities, Bridlington is an ideal spot for both relaxation and adventure by the sea.



Entrance Hall



Office



Kitchen/Dining Area



Kitchen/Dining Area

Accommodation

GROUND FLOOR

ENTRANCE HALL

16' 8" x 6' 4" (5.09m x 1.95m)

Entrance to the property is via a composite door leading into the main entrance hall, featuring wood-effect laminate flooring, a window to the front elevation, radiator, and stairs rising to the first floor landing. Doors provide access to the office, WC and kitchen diner.

OFFICE

9' 10" x 8' 8" (3.00m x 2.65m)

The office is a versatile space, thoughtfully converted from the rear section of the garage. The room features inset spotlighting and an electric radiator, making it ideal as a home office, playroom, or snug. Please note this room has no window or mechanical ventilation.

KITCHEN/DINING AREA

15' 9" x 8' 9" (4.81m x 2.69m)

The kitchen diner boasts a practical range of wall, base and drawer units with a worktop and tiled splashback, complemented by tile-effect vinyl flooring. A 1½ bowl

stainless steel sink and drainer sit beneath a window to the rear, flooding the room with natural light, while sliding uPVC doors provide direct access to the garden. Fitted appliances include an electric oven, four-ring gas hob and extractor fan, with additional space for a washing machine, dryer and fridge freezer. There is also ample room for a dining table and a radiator.

WC

4' 9" x 3' 0" (1.47m x 0.92m)

The convenient ground floor cloakroom benefits from a WC, corner wash hand basin with a tiled splash back, radiator and vinyl flooring.

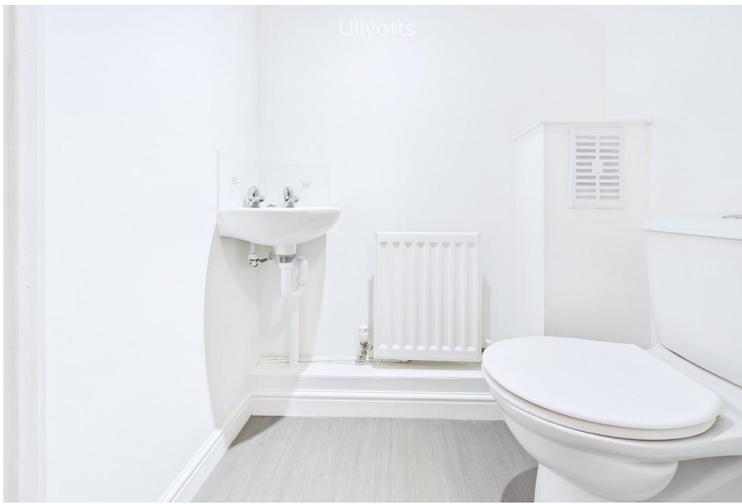
FIRST FLOOR

The first floor landing benefits from a radiator and doors to the lounge, family bathroom and the third bedroom.

LOUNGE

15' 11" x 10' 4" (4.86m x 3.15m)

The lounge is bright and inviting, featuring two south facing windows to the rear elevation, elegant coving, and a radiator.



WC



Lounge



Bedroom 3

BEDROOM 3

9' 3" x 8' 10" (2.83m x 2.71m)

The third bedroom features two windows to the front elevation and a radiator, creating a bright and comfortable space.

BATHROOM

8' 9" x 6' 0" (2.69m x 1.83m)

The family bathroom is beautifully presented, featuring tiled flooring and matching tiled walls. It includes a P-shaped bath with a double-head thermostatic shower, inset shelf and glass screen, alongside a vanity unit with WC and countertop wash hand basin and free standing tap, complete with a wall-mounted LED mirror, radiator, and extractor fan.

SECOND FLOOR

The second floor landing benefits from a storage cupboard, doors to two further bedrooms and access to a partially boarded loft.



Bathroom

BEDROOM 1

15' 10" x 10' 5" (4.83m x 3.18m)

The master bedroom features two windows to the rear elevation, coving, a radiator, and a door leading to the ensuite shower room.

ENSUITE

6' 0" x 5' 11" (1.85m x 1.82m)

The ensuite shower room comprises a shower with tiled surround and thermostatic shower, a wash hand basin and WC, tiled flooring, a radiator, and an extractor fan.

BEDROOM 2

15' 7" x 9' 1" (4.77m x 2.78m)

Bedroom two offers two windows to the front elevation with coving and a radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Landing



Bedroom 1



Ensuite



Bedroom 2

PARKING

The property offers two off-street parking spaces to the front, providing convenient parking.

OUTSIDE

The rear garden is securely enclosed by fenced boundaries with gated access and features a spacious decked area perfect for dining or relaxing, alongside a lawned area.

STORAGE

To the front, the property retains an up-and-over door providing access to a useful storage area. The rear section of the garage has been converted into a versatile room, which could easily be reinstated as a garage if required by the new owner.

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.

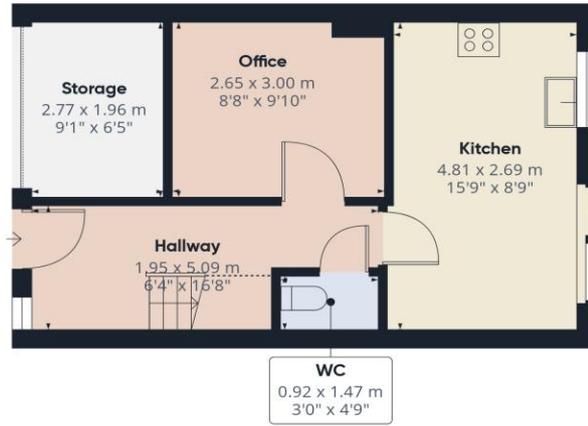
Floor plans are for illustrative purposes only.

VIEWING

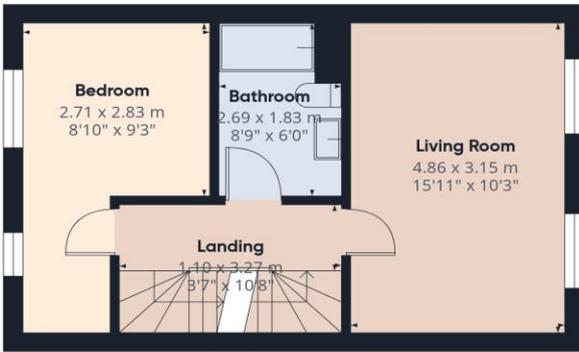
Strictly by appointment with Ulyyotts 01262 401401 - Option 1.

Regulated by RICS

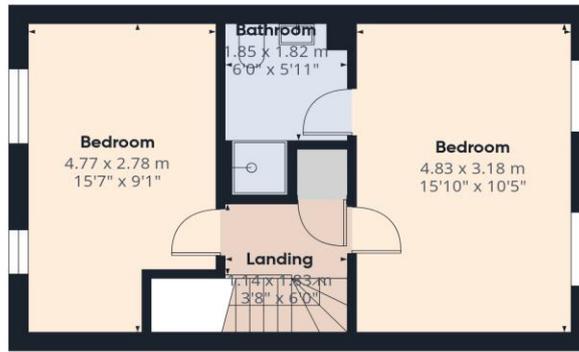
The digitally calculated floor area is 111 sq m (1,195 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Floor 2



Approximate total area^m

105.2 m²
1132 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

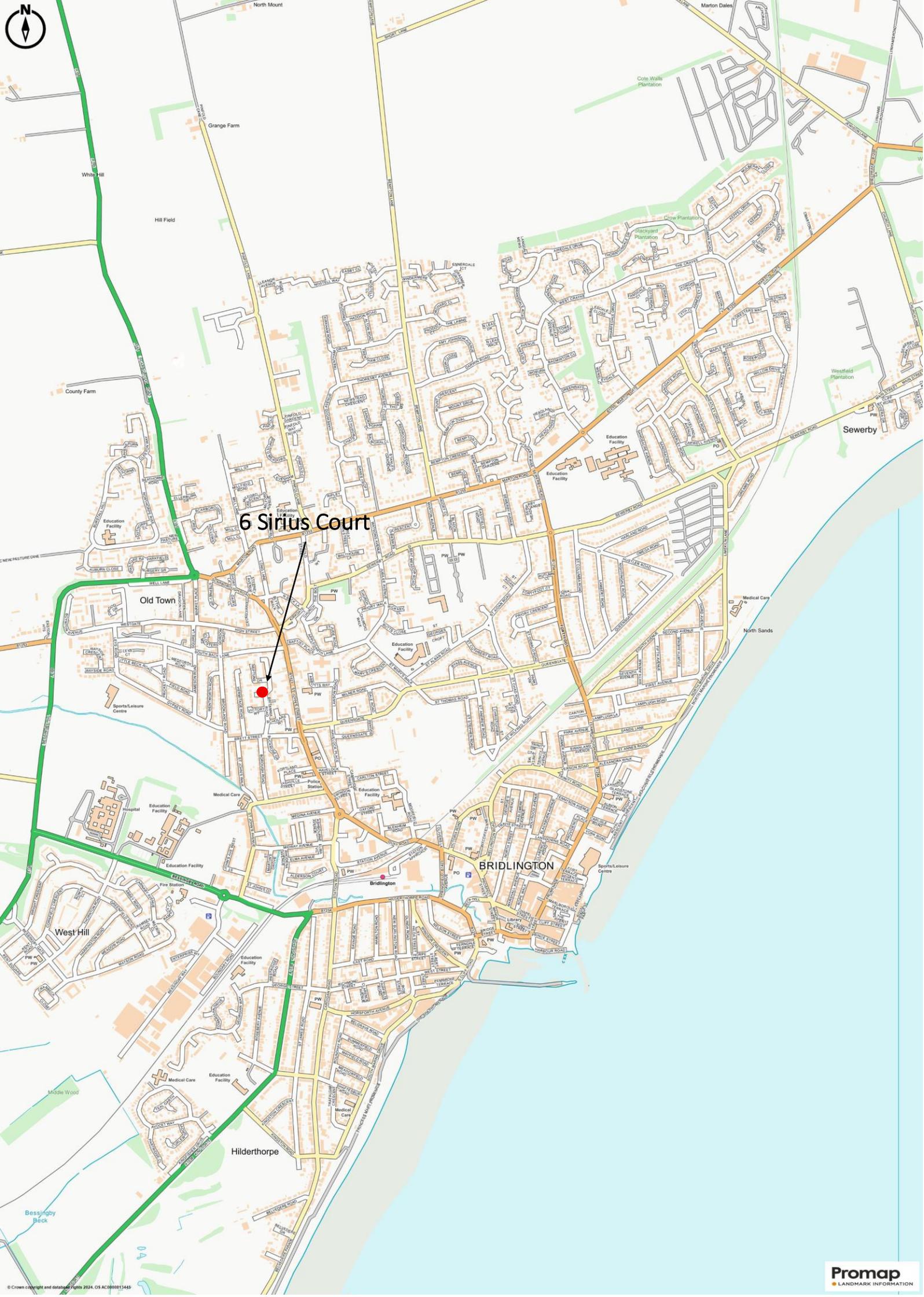
Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360



Virtually Staged Garden



6 Sirius Court



BRIDLINGTON

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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