



2 St Martins Grove  
Bridlington  
YO16 4NS

ASKING PRICE OF

**£110,000**

**2 Bedroom Semi-Detached House**



Fire Place



On Road  
Parking



Gas Central Heating

## 2 St Martins Grove, Bridlington, YO16 4NS

This charming two-bedroom semi-detached home offers a comfortable living space, ideal for couples or small families. The property features a welcoming lounge, a kitchen and a bright conservatory that opens out to a small rear yard-perfect for relaxing. Upstairs, there are two good-sized bedrooms and a shower room.

St Martins Grove is close to the town centre being a vibrant and convenient location. The area is served by Quay Academy (ages 3-11) and Bridlington School (ages 11-18). Nearby are convenience stores and supermarkets including Co-op, Aldi, Spar, and One Stop. Dining options feature a range of restaurants, including Chinese and Indian cuisine, as well as popular fish and chips and pizza breakaways. A

nearby parade of shops on Quay Road offers a fruit and veg shop, butcher and hairdresser, ensuring all essentials are within easy reach.

Bridlington is a vibrant coastal town nestled on the East Yorkshire coast, known for its stunning sandy beaches, historic harbour and charming promenade. Offering a blend of traditional seaside attractions and modern amenities, the town boasts excellent schools, local shops, and a range of leisure facilities. With beautiful countryside nearby and strong transport links, Bridlington is an ideal location for both families and retirees seeking a relaxed yet well-connected lifestyle.



Entrance Hall



Lounge



Lounge



Kitchen

## Accommodation

### ENTRANCE HALL

3' 2" x 2' 11" (0.97m x 0.89m)

Entrance to the property is via a uPVC door into an entrance hall with a radiator, space for coat hanging, stairs to the first-floor landing and a door into the lounge.

### LOUNGE

14' 10" x 10' 9" (4.54m x 3.30m)

The light and spacious lounge is a standout feature of the home, enhanced by a bay window to the front elevation that floods the room with natural light. It includes a radiator, elegant coving, a charming feature fireplace, and glazed UPVC doors that lead seamlessly into the kitchen, creating a welcoming and functional living space.

### KITCHEN

7' 8" x 7' 4" (2.36m x 2.26m)

The L-shaped kitchen is both stylish and practical, featuring a range of wall, base, and drawer units

topped with a complementary worktop and tiled splashback and a walk-in pantry cupboard. Grey wood-effect laminate flooring adds a modern touch, while a window to the rear elevation brings in natural light. Beneath the window sits a stainless-steel sink with drainer and mixer tap. The kitchen also houses a wall-mounted gas central heating boiler and offers space for a dishwasher, washing machine, fridge freezer, and oven. French doors open into the conservatory, creating a bright and connected living area.

### CONSERVATORY

12' 9" x 7' 3" (3.89m x 2.23m)

The conservatory is of UPVC construction, offering a bright and airy additional living space with tile-effect vinyl flooring. A UPVC door provides direct access to the rear yard.



Utility



Conservatory



Landing



Bedroom 1

## LANDING

4' 10" x 2' 6" (1.48m x 0.78m)

The landing benefits from a window to the side elevation a wall heater and doors to all upstairs rooms.

## BEDROOM 1

13' 6" x 8' 2" (4.13m x 2.49m)

Bedroom 1 benefits from a window to the front elevation and a vertical modern style radiator.

## BEDROOM 2

8' 5" x 6' 6" (2.59m x 1.99m)

The second bedroom benefits from a window to the rear elevation and a radiator.

## SHOWER ROOM

5' 7" x 4' 11" (1.71m x 1.50m)

The shower room is well-appointed and benefits from a window to the rear elevation, allowing natural light to brighten the space. It features a shower cubicle with a thermostatic shower and wet

wall surround, a WC, and a vanity wash hand basin. Tiled vinyl flooring adds a practical and modern finish.

## 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 sits back from the road behind a low-level wall, with a gate providing access to a neatly paved frontage. This area is brightened by colourful flower pots and features a paved path leading to a UPVC door that also offers access to the rear yard. A practical shed with a UPVC door provides useful additional storage space.



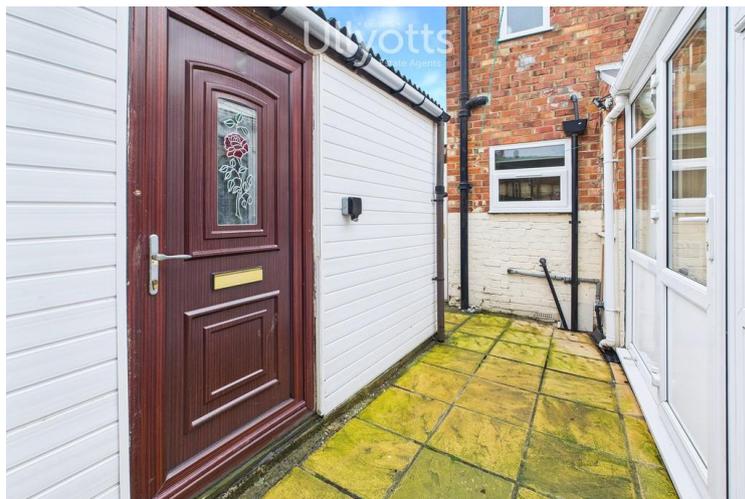
Bedroom 2



Shower Room



Front Paved Area



Outdoor Storage

## OUTDOOR STORAGE

A practical outdoor storage area with a UPVC door provides useful additional space.

## 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 - A

## 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.

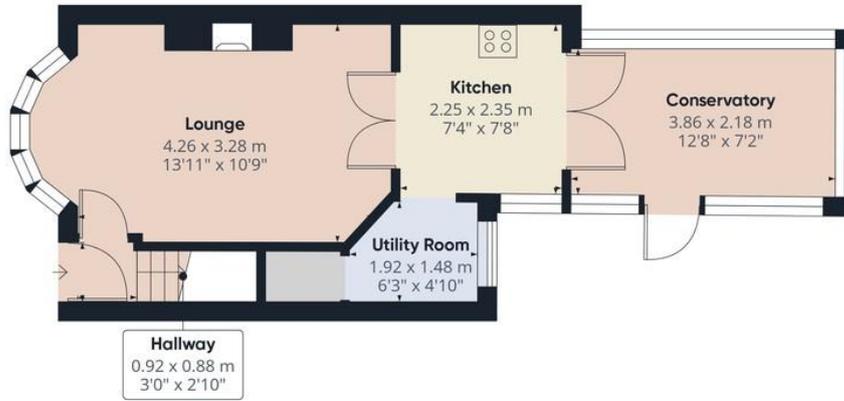
Floor plans are for illustrative purposes only.

## VIEWING

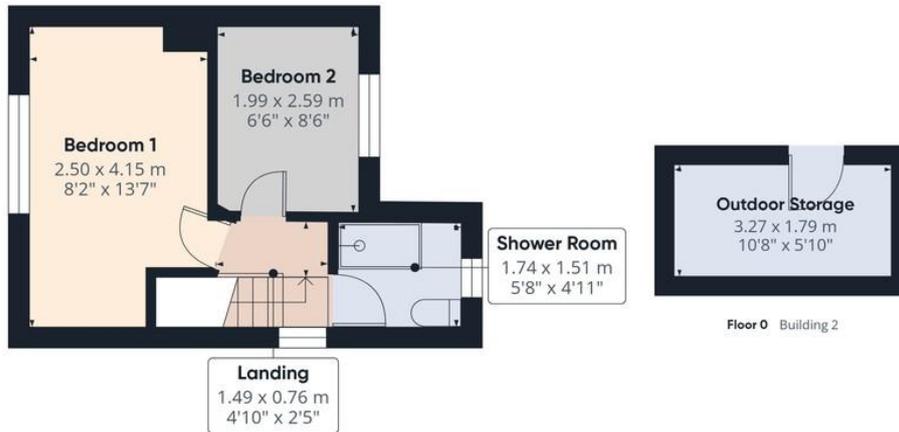
Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

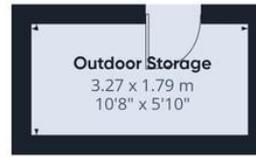
The digitally calculated floor area is 59.5 sq m (640 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Ulllyotts**  
Estate Agents

**Approximate total area<sup>(1)</sup>**  
59.5 m<sup>2</sup>  
640 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



**2 St Martins Grove**



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