



11 Wharfedale Drive
Bridlington

YO16 6FB

ASKING PRICE OF

£175,000

3 Bedroom Semi-Detached House



Garden



3



2



1



Off Road
Parking



Gas Central Heating

11 Wharfedale Drive, Bridlington, YO16 6FB

Tucked away in a pleasant position just off Wharfedale Drive, this three-bedroom semi-detached home offers a welcoming layout that includes a bright lounge, adjoining dining area and practical kitchen, with three bedrooms and a family bathroom to the first floor. A car port, private rear garden and the advantage of no onward chain make it an appealing choice for buyers seeking a comfortable home in a quietly situated location.

Wharfedale Drive is situated on The Crayke on the north side of the town and is a sought-after residential area 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 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.



Lounge



Virtually Staged Lounge



Dining Room



Virtually Staged Dining Room

Accommodation

ENTRANCE

Entrance to the property is via a wooden front door that opens directly into the lounge.

LOUNGE

14' 0" x 13' 6" (4.28m x 4.13m)

The lounge benefits from a south-facing window to the front elevation, a radiator, and a feature fireplace with a marble surround, along with a feature wallpapered wall. Stairs rise to the first floor and an opening leads through to the dining area.

DINING ROOM

10' 5" x 7' 1" (3.18m x 2.16m)

The dining area features a sliding uPVC door that provides views of the rear garden, along with a radiator and an archway leading through to the kitchen.

KITCHEN

10' 5" x 6' 2" (3.19m x 1.90m)

The kitchen is fitted with a range of wall, base and drawer units, including a built-in wine rack, with worktops over and a tiled splashback, complemented by tile-effect vinyl flooring. A stainless-steel sink and drainer with mixer tap sits beneath a window to the rear elevation. Integrated appliances include an electric oven and hob with an extractor fan above, while there is space for a washing machine and a fridge-freezer.

LANDING

9' 2" x 5' 11" (2.80m x 1.81m)

The first-floor landing provides loft access and includes a storage cupboard housing the recently fitted gas central heating boiler, with doors leading to all rooms.

BEDROOM 1

13' 6" x 8' 7" (4.13m x 2.63m)

The master bedroom features a south-facing window to the front elevation, a radiator, and a feature wallpapered wall.



Kitchen



Virtually Staged Kitchen



Bedroom 1



Virtually Staged Bedroom 1

BEDROOM 2

9' 4" x 7' 4" (2.87m x 2.25m)

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

BEDROOM 3

6' 7" x 5' 11" (2.02m x 1.81m)

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

BATHROOM

7' 4" x 6' 2" (2.25m x 1.90m)

The family bathroom is modern and sleek, featuring tiled flooring and walls, a panelled bath with a glass screen and thermostatic shower over, a vanity wash hand basin, and a WC. A mirrored cabinet sits above the basin, complemented by a wall mounted full length mirror, a heated towel ladder and an extractor fan.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

To the side of the property is a car port providing off- street parking.

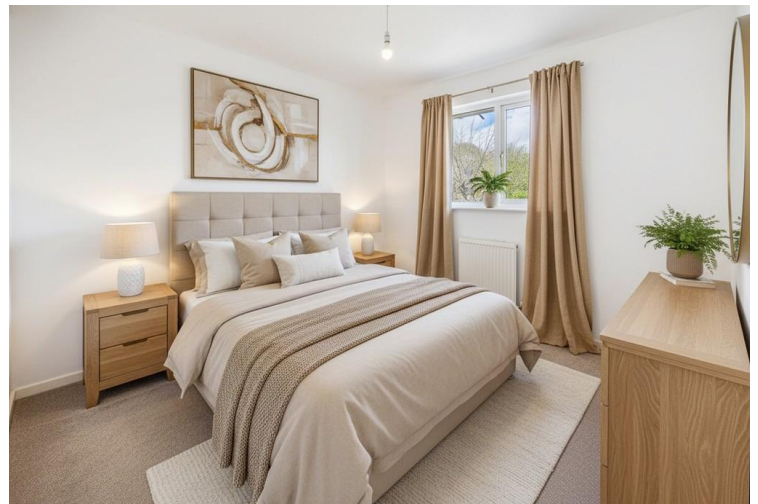
GARDEN

To the front, the property enjoys an open aspect with a lawned frontage, a decorative tree, and a paved pathway leading to the front entrance. To the side is a car port, along with a gate providing access to the rear garden.

The rear garden is a manageable outdoor space, offering a paved area suitable for seating or dining and an expanse of lawn, all enclosed by a secure fenced boundary.



Bedroom 2



Virtually Staged Bedroom 2



Bedroom 3



Bathroom

OUTSIDE

A large metal shed with double doors provides ample storage, while an additional garden shed offers a convenient space for gardening tools and equipment.

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 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

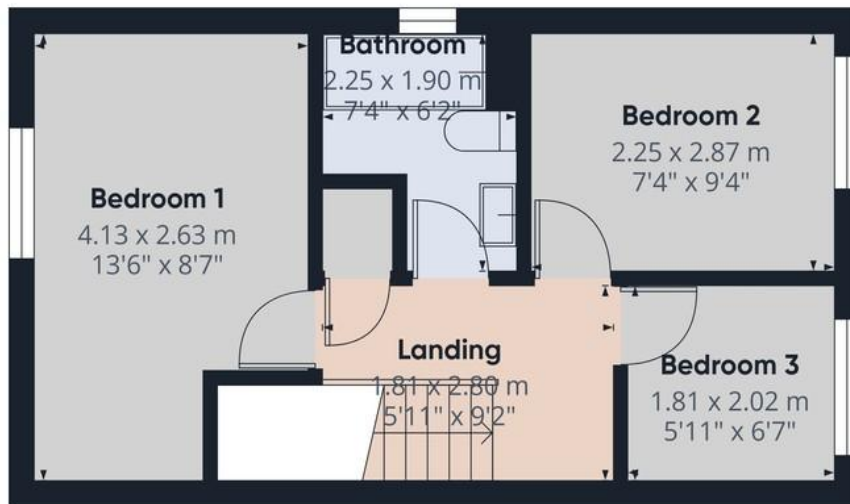
Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 64 sq m (689 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Approximate total area⁽¹⁾

58.3 m²
628 ft²

Reduced headroom

1.4 m²
15 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



11 Wharfedale Drive



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