



31 Chalk Pasture
Bridlington

YO15 3BN

ASKING PRICE OF

£270,000

3 Bedroom Detached House



Dining Area



3



1



2



Garage, Off
Road Parking



Gas Central Heating

31 Chalk Pasture, Bridlington, YO15 3BN

An immaculate home, beautifully positioned on a new development on the south side of town, offering stylish and contemporary living throughout, further enhanced by numerous high-quality upgrades selected at the build stage. The heart of the property is the stunning open-plan living, dining and kitchen space, perfectly designed for modern family life and entertaining, complemented by a utility area and convenient ground floor WC. Upstairs boasts three generously sized bed rooms, including a superb principal bedroom with en-suite, alongside a beautifully finished family bathroom. Externally, the property continues to impress with off-road parking, a garage, and a wonderfully spacious landscaped garden creating the perfect outdoor setting for dining, relaxing and entertaining in style.

The Sands is a new development situated just off Kingsgate on the south side of the town centre, offering a highly desirable and convenient location with excellent amenities close at hand. The area is well served by a range of respected schools including Hilderthorpe Primary School, Our Lady & St Peter Catholic School and Bridlington School, catering for all age

groups. Everyday conveniences are within easy reach, with retailers including Lidl, Tesco, B&Q and B&M nearby, along with the popular Lobster Pot public house and eatery. The stunning South Side beach and seafront are just a short stroll away, while Belvedere Golf Course is also close by, making this an ideal setting for families, professionals and those seeking coastal living with superb local facilities.

Bridlington is a charming coastal town on the east coast of Yorkshire, renowned for its beautiful sandy beaches, historic harbour and traditional seaside atmosphere. Popular with both residents and visitors alike, the town offers a wonderful blend of classic coastal attractions including amusement arcades, fresh seafood stalls and picturesque promenades, alongside notable landmarks such as Bridlington Priory and Sewerby Hall and Gardens. Surrounded by dramatic coastal scenery, nearby cliffs and nature reserves provide excellent opportunities for walking, birdwatching and enjoying stunning views across the North Sea.



Lounge



Dining Area



Kitchen



Lounge/Dining Area/Kitchen

Accommodation

ENTRANCE HALL

4' 0" x 3' 8" (1.22m x 1.12m)

Entrance to the property is via a composite door into the entrance hall, featuring a radiator, staircase leading to the first floor landing, and a door opening into the lounge.

LOUNGE

14' 0" x 9' 11" (4.29m x 3.03m)

The lounge benefits from a south-facing window to the front elevation, filling the space with an abundance of natural light and creating a bright and airy feel. The room also features a radiator, useful storage cupboard, and stylish wood-effect vinyl tile flooring which flows seamlessly throughout the entire ground floor. The lounge opens through to the dining area.

KITCHEN/DINING AREA

16' 6" x 8' 2" (5.05m x 2.51m)

The dining area, providing ample space for a family dining table beneath a feature hanging light, while French doors allow further natural light to flood the space and provide access to the rear garden. The dining area is open plan to the kitchen, perfectly suited to modern family living and entertaining.

The kitchen is immaculate and beautifully presented, featuring a stylish range of gloss wall, base and drawer units

complemented by marble-effect worktops and matching upstands. A stainless steel sink and drainer with mixer tap sits beneath a window to the rear elevation, enjoying pleasant views over the rear garden. Integrated appliances include a four-ring gas hob with extractor hood over, built-in oven, integral fridge, freezer and dishwasher. The space is enhanced by inset spotlighting together with under-counter lighting, creating a sleek and contemporary finish. The kitchen then opens into the useful utility area.

UTILITY ROOM

5' 7" x 5' 0" (1.71m x 1.53m)

The utility area provides a practical and convenient additional space, fitted with matching base units and worktops in keeping with the kitchen, along with space and plumbing for a washing machine. Features include a radiator, inset spotlighting, and a window to the rear elevation overlooking the garden, while a door leads through to the ground floor WC.

WC

5' 6" x 2' 11" (1.69m x 0.89m)

The ground floor WC features a window to the side elevation providing natural light and ventilation, together with a radiator, WC, and corner wash hand basin with tiled splashback. Inset spotlighting completes the space.



Utility Room



Bedroom 1



Bedroom 1



Ensuite

LANDING

6' 0" x 3' 5" (1.84m x 1.05m)

The landing benefits from a loft hatch and provides access to all three bedrooms and the family bathroom.

BEDROOM 1

14' 2" x 9' 0" (4.33m x 2.75m)

The master bedroom benefits from a south-facing window to the front elevation, creating a bright and inviting space, along with a radiator and fitted wardrobes with sliding mirrored doors offering ample shelving and hanging space, together with a useful corner dressing area. A door leads through to the en-suite shower room.

ENSUITE

6' 6" x 4' 6" (2.00m x 1.39m)

The en-suite shower room is immaculately presented, featuring a window to the rear elevation, wood-effect laminate flooring and partially tiled walls. Comprising a shower enclosure with sliding door and thermostatic shower, wash hand basin with fitted mirror above, WC and heated towel ladder. Inset spotlighting and an extractor fan complete the space.

BEDROOM 2

11' 8" x 9' 11" (3.57m x 3.04m)

The second bedroom features a window to the front elevation and a radiator, along with fitted wardrobes with sliding mirrored doors providing shelving and hanging space. A further double-door storage cupboard offers additional hanging space and lighting.

BEDROOM 3

10' 8" x 8' 10" (3.26m x 2.71m)

The third bedroom features a window to the rear elevation and a radiator.

BATHROOM

6' 3" x 6' 2" (1.93m x 1.90m)

The family bathroom is beautifully presented and comprises a panelled bath with glass screen and thermostatic shower over, wash hand basin with fitted mirror above, and WC. The space is further enhanced by a window to the rear elevation, inset spotlighting, radiator, partially tiled walls and wood-effect laminate flooring.

CENTRAL HEATING

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



Bedroom 2



Bedroom 3



Bathroom



Garden

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE/PARKING

16' 9" x 8' 9" (5.12m x 2.67m)

To the front of the property, a paved driveway provides off-street parking with an EV charging point and access to the garage.

The garage benefits from power and light connected, also housing the gas central heating boiler and is access via an up and over door.

GARDEN

The rear garden is a beautifully maintained outdoor space, featuring a generous lawned area with well-stocked flower beds and fenced boundaries, together with an extended patio area creating the perfect setting for outdoor seating, dining and entertaining. An outside tap and power is also a convenient addition.

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 - D

ENERGY PERFORMANCE CERTIFICATE - RATED B

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.

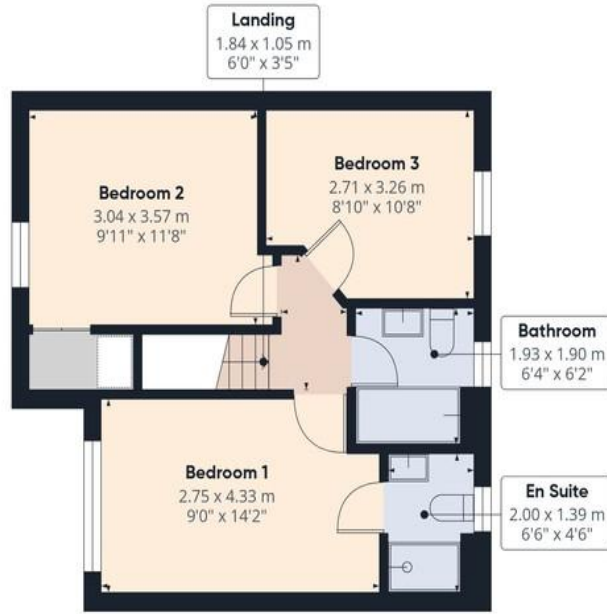
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 80 sq m (861 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
 88.3 m²
 950 ft²

(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.





31 Chalk Pasture



▪ 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



- Residential Sales
- Property Management
- Valuations

