



19 Rudding Drive  
Bridlington

YO16 6ET

GUIDE PRICE

**£189,950**

**2 Bedroom Semi-Detached Bungalow**



Garden



2



1



1



Garage, Off  
Road Parking



Gas Central Heating

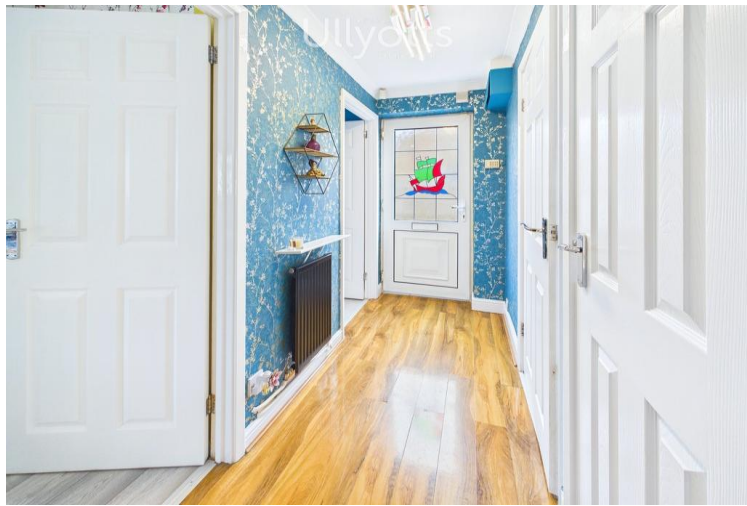
## 19 Rudding Drive, Bridlington, YO16 6ET

This beautifully presented and larger than average semi-detached bungalow offers spacious and versatile accommodation throughout. Featuring a generous lounge opening into a bright and inviting sunroom, a spacious fitted kitchen, two well-appointed bedrooms, and a recently fitted modern shower room, the property is ideal for comfortable single-level living. Externally, the home benefits from off-street parking, a garage, and superbly maintained gardens with a sun decked terrace and attractive pond, creating a wonderful outdoor space to relax and entertain.

The property is situated on Rudding Drive which is just off Bempton Lane. Amenities close by include a little convenience store just around the corner on Trentham Drive. A short drive away is the parade of shops on Marton Road which provides a convenience store, fish

and chip shop, pharmacy and hairdresser. A cut through Aysgarth Rise from Darwin Road takes you to the Friendly Forrester public house and eatery, the Co-Op Supermarket and the North Library just off Martongate. The area benefits from a reliable bus route, making it ideal for families and retirees.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful beaches, historic harbour and vibrant promenade. With its blend of traditional seaside attractions, quaint Old Town and scenic coastal walks, including the nearby Flamborough Head and Bempton Cliffs, Bridlington offers a perfect mix of relaxation, natural beauty and heritage. Popular with families and holidaymakers, the town also has a thriving local community, making it a delightful place to call home.



Entrance Hall



Lounge



Sunroom



Lounge/Sunroom

## Accommodation

### ENTRANCE HALL

8' 8" x 3' 11" (2.66m x 1.21m)

Entrance to the property is via a stained-glass uPVC door to the side elevation, opening into the welcoming entrance hall. Featuring wood-effect laminate flooring which continues through to the lounge, the hall provides access to both bedrooms and the shower room. Additional benefits include a radiator, a useful storage cupboard with hanging space and shoe storage, and a loft hatch with pull-down ladder giving access to a partly boarded loft space.

### LOUNGE

18' 0" x 11' 11" (5.49m x 3.65m)

The spacious lounge benefits from coving to the ceiling, a radiator, a door leading to the kitchen, and an opening through to the sun room.

### SUN ROOM

11' 7" x 5' 9" (3.55m x 1.77m)

The sun room is a fabulous addition to the home, providing an additional seating and relaxation area. Benefiting from a radiator, a rear-facing window, and a

glazed uPVC door offering access to the decked sun terrace, it creates a bright and inviting space to enjoy throughout the year.

### KITCHEN

17' 3" x 7' 8" (5.26m x 2.35m)

The kitchen is fitted with a range of gloss wall, base, and drawer units with wooden work surfaces over, complemented by tiled splashbacks and tiled flooring. Part of the worktop has been designed without base units, creating an ideal breakfast bar area beneath the rear-facing window overlooking the garden. An additional side window allows plenty of natural light to fill the space. Features include a Belfast sink with mixer tap, space for a range-style oven with fitted extractor hood above, and integrated washing machine and fridge.

### BEDROOM 1

11' 11" x 9' 8" (3.65m x 2.95m)

The master bedroom benefits from an east-facing window to the front elevation with fitted shutters, grey wood-effect laminate flooring, stylish feature wallpaper, inset spotlighting, and a radiator.



Kitchen



Kitchen



Bedroom 1



Bedroom 2

## BEDROOM 2

9' 8" x 7' 10" (2.95m x 2.41m)

The second bedroom also benefits from a front-facing window with fitted shutters, a radiator, and inset spotlighting. The room is further enhanced by a fitted single bed, making it a practical and well-presented space.

## SHOWER ROOM

7' 11" x 5' 3" (2.42m x 1.62m)

The shower room benefits from a side-facing window providing natural light and ventilation, and is fitted with wet wall panelling and vinyl flooring. Comprising a vanity wash hand basin, WC, and a shower enclosure with double-head thermostatic shower, the space is finished with a heated towel radiator and inset spotlighting, creating a modern and well-appointed suite.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## GARAGE AND PARKING

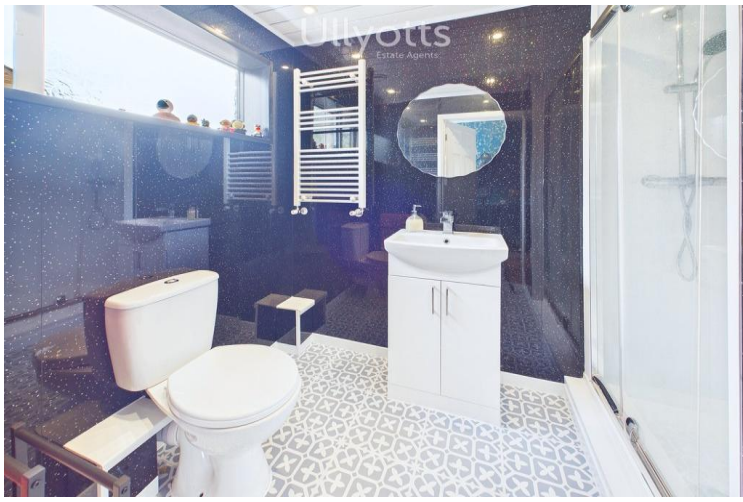
The driveway is located to the side of the property and provides ample off-street parking, secured by double gates. The driveway also offers access to the garage; however, the current vendors utilise this area as a bin store, which would need to be removed should vehicle access to the garage be required.

The garage benefits from an up-and-over door, along with a side window, rear window, and a side personnel door. It is also fitted with power and lighting.

## OUTSIDE

To the front, the property is set behind a hedged frontage with a gravelled garden area, neatly edged with colourful flower beds, creating an attractive approach.

To the rear, a decked sun terrace provides an ideal space for outdoor dining and seating, with steps leading down to a gravelled area featuring a variety of fruit trees, established plants, and pots. A further paved seating area



Shower Room



Decking Area



Driveway



Garage

and garden shed add practicality, while a pond with a fitted water feature completes this beautifully presented and well-maintained garden.

#### 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 - AWAITED

#### 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.

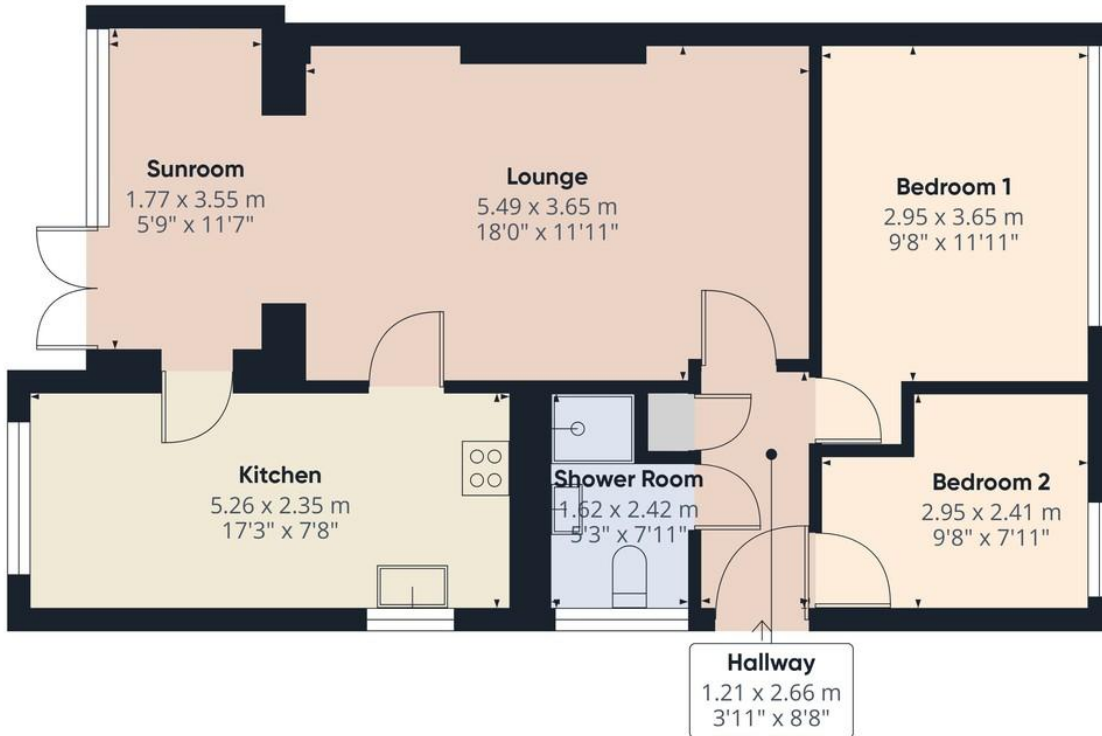
Floor plans are for illustrative purposes only.

#### VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 63 sq m (681 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>(1)</sup>  
63.3 m<sup>2</sup>  
682 ft<sup>2</sup>

(1) Excluding balconies and terraces

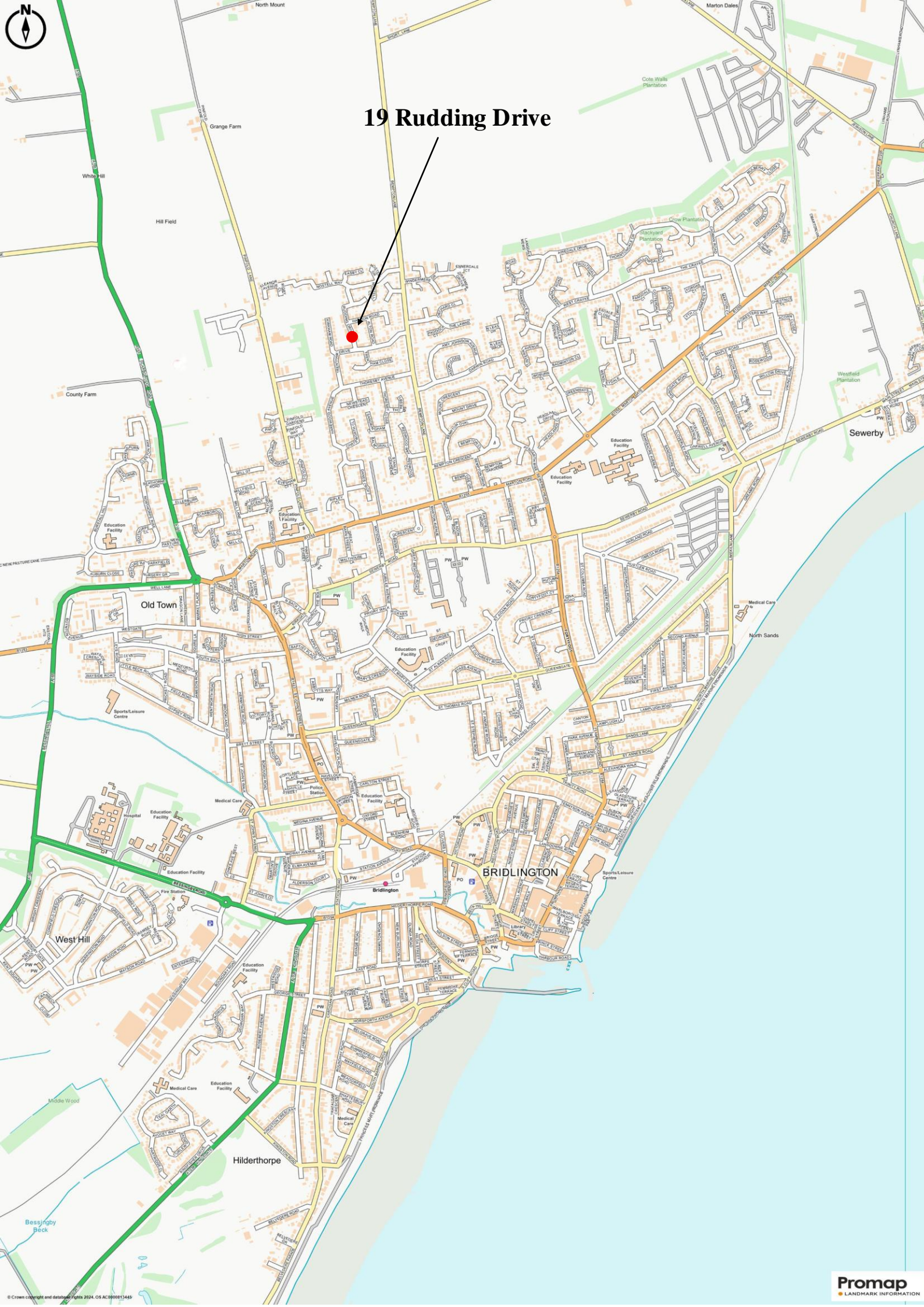
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





# 19 Rudding Drive



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