



16 Badminton Close
Bridlington
YO16 6GD

OFFERS OVER

£300,000

4 Bedroom Detached House



Garden



4



2



2



Garage, Off
Road Parking



Gas Central Heating

16 Badminton Close, Bridlington, YO16 6GD

Set within a quiet cul-de-sac, this attractive four-bedroom detached home combines generous living space with practical family living. Featuring a spacious lounge, dining room, kitchen, utility room and downstairs WC, together with four well-proportioned bedrooms including a principal suite with en-suite shower room, the property is perfectly suited to modern lifestyles. Outside, a private south-facing low-maintenance garden, integral garage and off-street parking complete this excellent home in the popular Crayke area of Bridlington.

The Crayke is a sought-after residential development on the northern side of Bridlington, offering an excellent range of local amenities and convenient access to the town's attractions. The area is particularly popular with families, falling within the catchment areas for Martongate Primary School and Headlands Secondary School. Nearby amenities include a Co-op supermarket, North Library, pharmacy, post office, hairdressers,

takeaway outlets and the well-regarded Friendly Forester pub and restaurant. Residents also benefit from a local play park, regular bus services, and easy access to Sewerby Hall and Gardens, the North Side seafront, and Bridlington Links Golf Course, making it an ideal location for a wide range of buyers.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

17' 5" x 4' 5" (5.32m x 1.36m)

Entrance via a glazed composite door into a spacious and welcoming hallway, featuring wood-effect laminate flooring that continues throughout most of the ground floor. The hall offers ample space for coats and shoes, benefits from two radiators, and provides access to all ground-floor rooms as well as the integral garage.

LOUNGE

15' 3" x 11' 3" (4.66m x 3.44m)

Accessed via double doors from the entrance hall, the spacious lounge enjoys a pleasant south-facing aspect with a rear-facing window and French doors opening onto the garden, allowing plenty of natural light to flood the room. A radiator and coving complete the space.

DINING ROOM

10' 1" x 9' 3" (3.09m x 2.84m)

A dining room featuring a front-facing window, coving to the ceiling and a radiator. Offering ample space for a family dining table and chairs, it provides an ideal setting for both everyday meals and formal entertaining.

KITCHEN

14' 4" x 8' 11" (4.38m x 2.73m)

Fitted with a range of modern cream gloss wall, base and drawer units complemented by contrasting black work surfaces and brick-effect tiled splashbacks. The kitchen features tiled flooring, inset ceiling spotlights and a rear-facing window overlooking the garden. A one-and-a-half bowl sink with mixer tap and fitted InSinkErator waste disposal unit is positioned beneath the window. There is space for a range-style cooker with extractor hood over, an American-style fridge freezer, and a breakfast bar providing casual dining space for two. An archway leads through to the utility area.

UTILITY ROOM

6' 5" x 5' 3" (1.96m x 1.61m)

Open plan to the kitchen, the utility room is fitted with matching wall and base units, complementary work surfaces and tiled splashbacks, creating a seamless continuation of the kitchen design. There is space and plumbing for a washing machine and tumble dryer, together with a useful understairs storage cupboard. Additional features include a radiator, inset ceiling



Kitchen



Utility Room



WC

spotlights and a composite door providing access to the side of the property.

WC

4' 1" x 3' 9" (1.26m x 1.15m)

Conveniently located on the ground floor, this well-appointed cloakroom features a side-facing window providing natural light and ventilation. Fitted with a vanity wash hand basin and WC, the room is finished with tiled walls, flooring, and benefits from a heated towel radiator.

FIRST FLOOR LANDING

15' 7" x 2' 8" (4.77m x 0.82m)

The first-floor landing is bright and spacious, benefiting from a side-facing window that provides natural light. Features include a loft hatch, radiator, and a useful airing cupboard housing the hot water cylinder, complete with shelving for linen and towels. Doors lead to all four bedrooms and the family bathroom.



Landing

BEDROOM 1

14' 9" x 9' 8" (4.50m x 2.97m)

A generously proportioned principal bedroom featuring two front-facing windows, together with a radiator. A door leads through to the en-suite shower room.

EN SUITE

6' 5" x 5' 4" (1.96m x 1.63m)

Fitted with a corner shower enclosure with sliding doors and a thermostatic shower, the en-suite also comprises a wash hand basin and WC. Finished with tiled walls and flooring, the room benefits from a side-facing window, inset ceiling spotlights and an extractor fan.

BEDROOM 2

11' 3" x 9' 5" (3.45m x 2.89m)

A spacious double bedroom benefiting from dual-aspect windows to the front and rear elevations, allowing for an abundance of natural light throughout the day. The room is further complemented by a radiator.



Bedroom 1



En Suite



Bedroom 2



Bedroom 3

BEDROOM 3

11' 3" x 7' 5" (3.44m x 2.28m)

A further well-proportioned double bedroom featuring a rear-facing window overlooking the garden and a radiator.

BEDROOM 4

8' 2" x 7' 3" (2.51m x 2.21m)

A versatile fourth bedroom featuring a rear-facing window and a radiator, ideal for use as a child's bedroom, guest room, home office or study.

BATHROOM

6' 9" x 6' 4" (2.07m x 1.95m)

Beautifully presented and well-appointed, the family bathroom is fitted with a panelled spa bath with jets, a shower screen and thermostatic shower over. The suite is completed by a wash hand basin and WC. Finished with tiled walls and flooring, the room also benefits from a side-facing window, inset ceiling spotlights, extractor fan and a heated towel radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE / PARKING

17' 2" x 8' 11" (5.25m x 2.72m)

The integral garage is accessed via an up-and-over door and benefits from power and lighting. Currently fitted with a range of wall-mounted storage units, it also houses the wall-mounted gas central heating boiler. A personnel door provides access to the side of the property, while an integral door leads directly into the entrance hall.

To the front of the property, a paved driveway provides ample off-street parking for multiple vehicles and leads to the garage.



Bedroom 4



Bathroom



Garage



Seating Area

OUTSIDE

To the front of the property beside the paved driveway lies a neatly maintained lawned garden. A pathway to the side leads to a gated access point into the rear garden.

The rear garden is a particular feature of the property, enjoying a desirable south-facing aspect and offering a high degree of privacy. Beautifully presented and designed with ease of maintenance in mind, it incorporates a combination of paved seating areas, decorative gravel and artificial lawn, all enclosed by fenced boundaries. Spacious and ideal for both relaxing and entertaining, the garden also benefits from a useful garden shed providing additional storage.

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 - E

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 Ulyyotts 01262 401401 - Option 1.

Regulated by RICS



Garden



Garden

The digitally calculated floor area is (122.9 m²). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Approximate total area⁽¹⁾

122.9 m²
1324 ft²

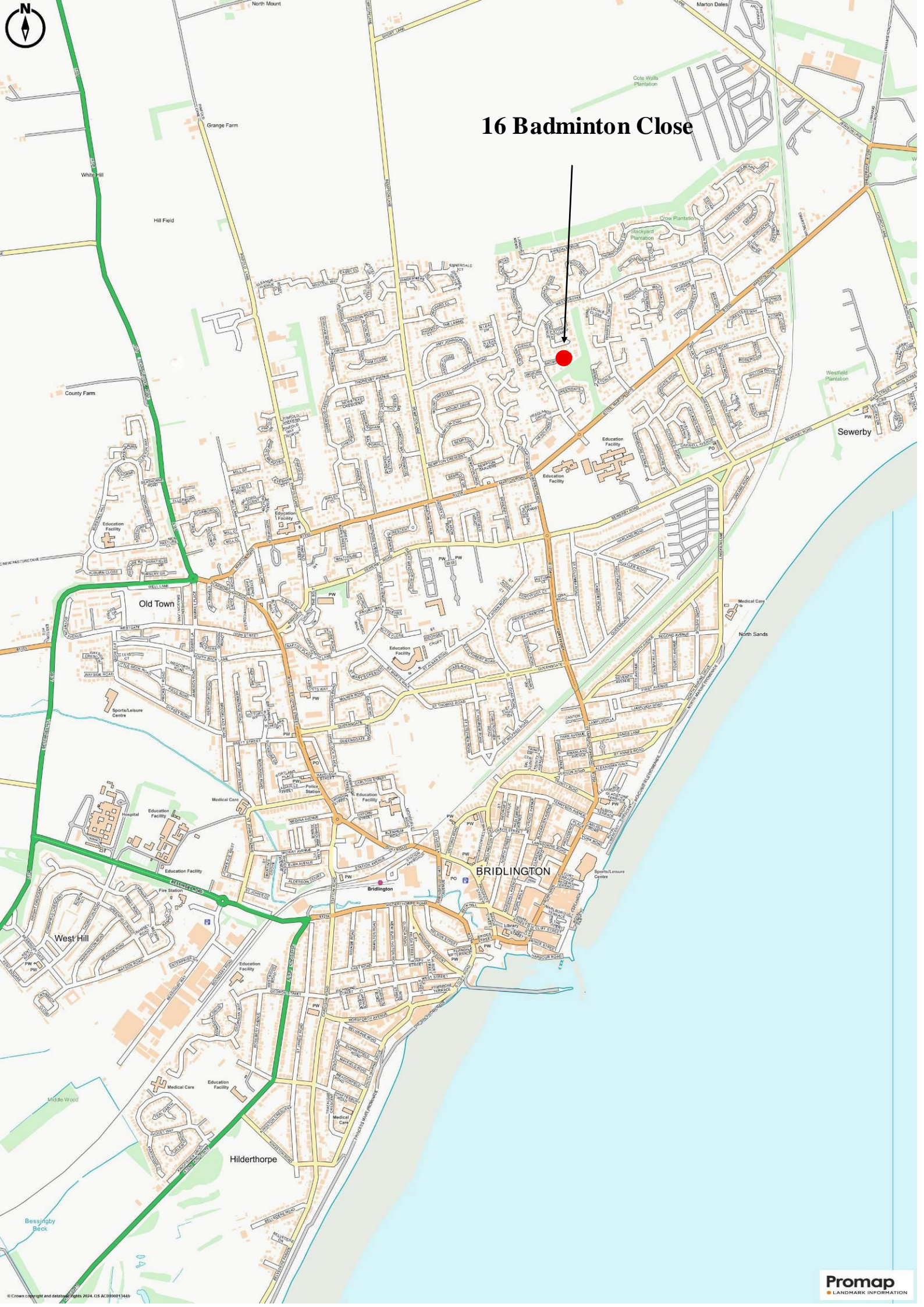
(1) Excluding balconies and terraces

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

GIRAFFE360



16 Badminton Close







▪ 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

