



5 Bemrose Grove
Bridlington
YO16 7DL

GUIDE PRICE

£154,950

2 Bedroom Semi-Detached Bungalow



Virtually Staged Lounge



2



1



1



Off Road
Parking



Gas Central Heating

5 Bemrose Grove, Bridlington, YO16 7DL

Offered with no onward chain, this pleasant semi-detached bungalow offers comfortable single-storey living with a lounge, kitchen, two bedrooms and a shower room. Outside, the property benefits from a pleasant patio-style garden with a garden shed, providing a low-maintenance space to enjoy. Requiring some updating, the property offers an excellent opportunity for buyers to put their own stamp on their new home and would make an ideal retirement property or investment opportunity.

The property is situated just off within Bemrose Grove, a quiet cul-de-sac on the sought-after north side of Bridlington. The location is well placed for easy access to the local shops and amenities along Marton Road, including a convenience store, fish and chip shop, pharmacy and hairdresser, with a further convenience store and play park also nearby.

Bridlington town centre is approximately one mile away and can be easily reached via the local bus service, which provides a convenient link into the town centre. The area offers a pleasant residential setting and is well suited to families, retirees and those looking for easy access to everyday amenities. Bridlington is a charming seaside town on the East Yorkshire coast, renowned for its sandy beaches, historic working harbour and vibrant promenade. The town offers a wealth of traditional seaside attractions, including amusement arcades, ice cream parlours and fresh seafood, alongside the characterful Old Town with its independent shops and cafés. With excellent leisure facilities, a welcoming community and a relaxed coastal lifestyle, Bridlington continues to be a popular choice for families, retirees and those seeking a home by the coast.



Entrance Hall



Lounge



Kitchen



Virtually Staged Kitchen

Accommodation

ENTRANCE HALL

9' 8" x 2' 10" (2.97m x 0.88m)

The property is entered via a glazed uPVC door into the entrance hall, which features a radiator, useful storage cupboard and doors leading to all rooms.

LOUNGE

13' 8" x 11' 4" (4.18m x 3.47m)

The lounge is of good size and benefits from a window to the front elevation, a central tiled fire place with space for an electric fire, coving and a radiator.

KITCHEN

10' 8" x 7' 10" (3.26m x 2.41m)

The kitchen, although perhaps in need of some updating, currently benefits from a range of wall, base and drawer units with tiled upstands, together with space for a fridge freezer, washing machine, further under-counter appliance and a freestanding oven and hob. A stainless-steel sink and drainer is

positioned beneath a window overlooking the rear elevation, while a door provides direct access onto the patio. The room also houses a wall-mounted gas central heating boiler.

BEDROOM 1

13' 8" x 10' 4" (4.19m x 3.17m)

The larger bedroom is to the rear of the property and benefits from coving, a radiator and a storage cupboard.

BEDROOM 2

9' 8" x 8' 9" (2.95m x 2.69m)

The second bedroom offers a window to the front elevation a radiator and houses the consumer unit.



Bedroom 1



Virtually Staged Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

SHOWER ROOM

7' 0" x 6' 3" (2.15m x 1.93m)

The shower room benefits from a side-facing window providing natural light and ventilation, together with wood-effect vinyl flooring and mint green and white mosaic tiled walls. The suite comprises a WC, wash hand basin and shower enclosure with sliding doors and an electric shower. A loft hatch is also provided.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

The property sits back from the road behind a low-level wall with a gravelled area to the front which could be used for parking.

To the rear is a private and enclosed, low-maintenance garden, predominantly paved with established flower borders and a useful garden shed.

TENURE

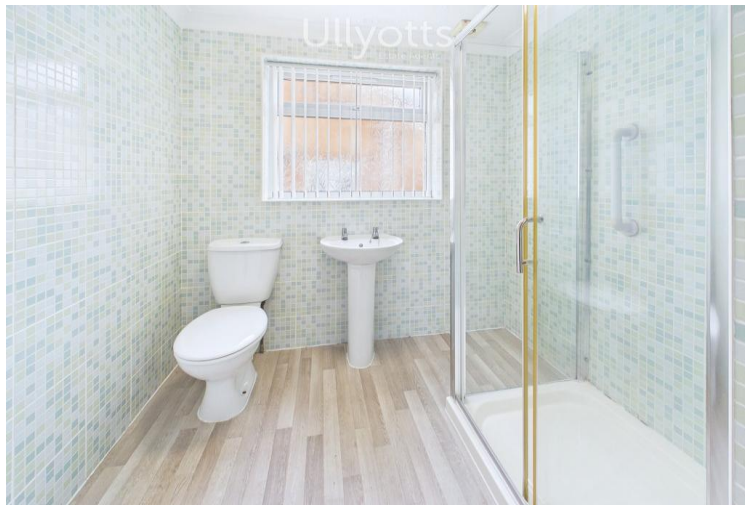
We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED D



Shower Room



Garden



Bridlington North Beach



Priory Church Bridlington

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.

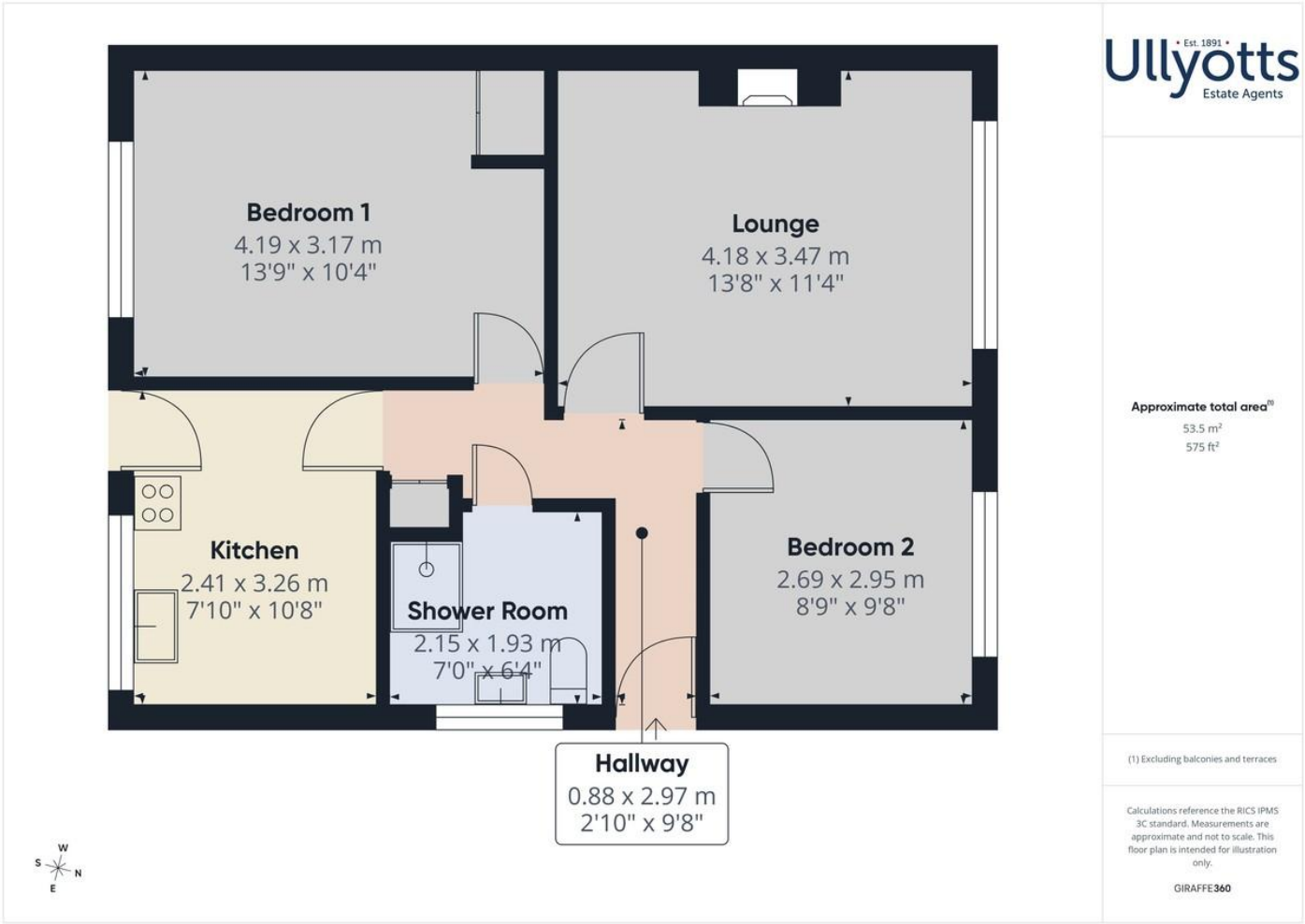
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
- Option 1.

Regulated by RICS

The digitally calculated floor area is 53 sq m (576 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





5 Bemrose Grove



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