



39 Guildford Crescent  
Bridlington  
YO16 6AF

GUIDE PRICE

**£279,950**

**4 Bedroom Detached House**



Rear Garden



Gas Central Heating

## 39 Guildford Crescent, Bridlington, YO16 6AF

Situated in a tranquil and highly sought-after residential neighbourhood, this impeccably presented four-bedroom detached family home combines stylish, contemporary living with everyday comfort. Boasting a generous separate living room and a modern kitchen-diner that opens out to beautiful open views at the rear, this home offers the perfect blend of functionality and scenic charm-ideal for both relaxed family living and entertaining guests.

The Pinfold Lane area is served by excellent schools, including New Pasture Lane and Burlington Primary Schools (ages 3-11) and Bridlington School (ages 11-18). Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by cafes, public houses, antique shops, an art gallery, opticians, beauticians, and a florist. With its picturesque cobbled streets in the Old

Town, the nearby stunning Priory Church and Bayle Gate Museum, offer a unique blend of history and convenience.

Bridlington is a popular seaside town on the East Yorkshire coast, known for its beautiful sandy beaches, bustling harbour, and traditional charm. The town offers a mix of attractions, from its lively promenade with amusements, cafes, and shops, to the characterful Old Town, rich in history and Georgian architecture.

Bridlington is a hub for outdoor activities, including coastal walks, water sports, and boat trips, while nearby landmarks like Flamborough Head and Bempton Cliffs provide stunning natural scenery. With its blend of seaside fun, heritage, and coastal beauty, Bridlington is a favourite destination for visitors and a welcoming place to call home.



Lounge



Kitchen / Dining area



Kitchen / Dining area



Utility

## Accommodation

easy-to-maintain vinyl-effect tiled flooring and includes an extractor fan for ventilation, making it a convenient addition to this well-appointed home.

### KITCHEN/DINING AREA

19' 6" x 8' 0" (5.96m x 2.46m)

The spacious Kitchen-Dining Area is situated at the rear of the property, offering delightful views over the private, south-facing garden. Designed with practicality and style in mind, it features vinyl-effect tiled flooring and modern laminate worktops with coordinating splashbacks. Ample under and over-head cupboards provide excellent storage, while a white mixer tap is positioned beneath a rear-facing window fitted with electric roman blinds, bringing in natural light. The kitchen is fitted with a gas hob, electric oven, and extractor fan, with dedicated space for a fridge-freezer. A generously sized dining area comfortably accommodates a family table and benefits from patio doors fitted with electric blinds opening directly onto the garden-perfect for indoor-outdoor living. The room conveniently leads into a separate utility area for added functionality.

### ENTRANCE HALL

15' 10" x 3' 2" (4.84m x 0.97m)

The entrance hall welcomes you through a UPVC door fitted with an electric blind, leading into a bright and inviting space complete with a convenient under-stair storage cupboard and staircase.

### LOUNGE

16' 8" x 9' 6" (5.10m x 2.92m)

A stylish and generously sized lounge featuring large front-facing windows fitted with elegant shutters that flood the space with natural light, complemented by a sleek radiator for year-round comfort.

### DOWNSTAIRS WC

5' 6" x 2' 10" (1.69m x 0.88m)

featuring a pedestal sink and WC. The space is finished with

### UTILITY ROOM

7' 6" x 5' 3" (2.30m x 1.61m)

The utility room offers direct access to the rear garden via a



Hallway



Master Bedroom



Ensuite

convenient back door, making it ideal for everyday practicality. It features durable laminate worktops with matching splashbacks, a sleek stainless steel mixer tap, and designated space for a washing machine. Built-in overhead and under-counter cupboards provide ample storage, ensuring the space remains both functional and tidy.



## BEDROOM TWO

12' 10" x 9' 1" (3.93m x 2.78m)

Currently used as a dressing room, this versatile bedroom features a rear-facing window fitted with stylish shutters offering uninterrupted views, filling the space with natural light. A radiator provides year-round comfort, making it ideal for use as a bedroom, home office, or personal dressing area.

## MASTER BEDROOM

16' 2" x 12' 9" (4.94m x 3.89m)

A generously proportioned master bedroom flooded with natural light from two front-facing windows fitted with shutter blinds, creating a bright and inviting atmosphere. The room includes a radiator for comfort and seamlessly leads into a private en-suite

## BEDROOM THREE

12' 0" x 9' 1" (3.66m x 2.79m)

A rear-facing window fitted with shutter blinds offers beautiful open views, while a radiator ensures warmth and comfort year-round.

## BEDROOM FOUR

9' 1" x 8' 9" (2.79m x 2.67m)

A front-facing window fitted with shutter blinds allows for both natural light and privacy, complemented by a radiator for added warmth and comfort.

## BATHROOM

The bathroom is well-presented with practical vinyl-effect tiled flooring and partly tiled walls, combining style and easy maintenance. It features a pedestal sink, WC, bath, along with

## ENSUITE

9' 2" x 4' 7" (2.80m x 1.41m)

stylishly appointed with practical vinyl-effect tiled flooring and features a sleek pedestal sink, a radiator for added comfort, and a side-facing window allowing natural light and ventilation. A modern shower enclosure with elegant marble-effect tiles and sliding glass doors



Bedroom 2



Rear View



Bedroom 3



Bedroom 4

a side-facing window that brings in natural light. A radiator ensures the space remains warm and comfortable.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

#### OUTSIDE

To the front of the property is a small lawned area and a stone driveway. The rear garden offers a great sense of privacy with its fenced boundary, while still benefiting from open views beyond. A charming summer house provides additional space for relaxation or hobbies, and numerous seating areas create the perfect setting for outdoor entertaining or unwinding in the peaceful surroundings.

#### PARKING / GARAGE

16' 3" x 8' 2" (4.96m x 2.49m)

The driveway at the front of the property provides off-street parking and convenient access to the garage.

#### 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 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.

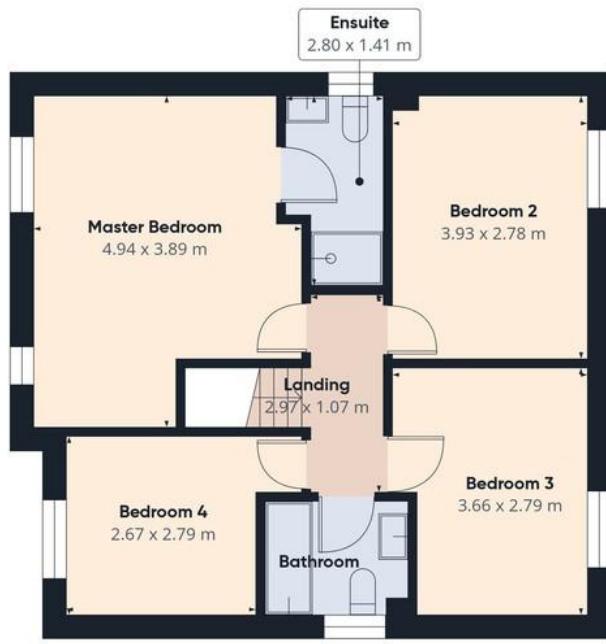
Floor plans are for illustrative purposes only.

#### VIEWING

Strictly by appointment with Ullyotts 01262 401401 Option 1

The digitally calculated floor area is (112.8 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.

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Approximate total area<sup>(1)</sup>  
112.8 m<sup>2</sup>

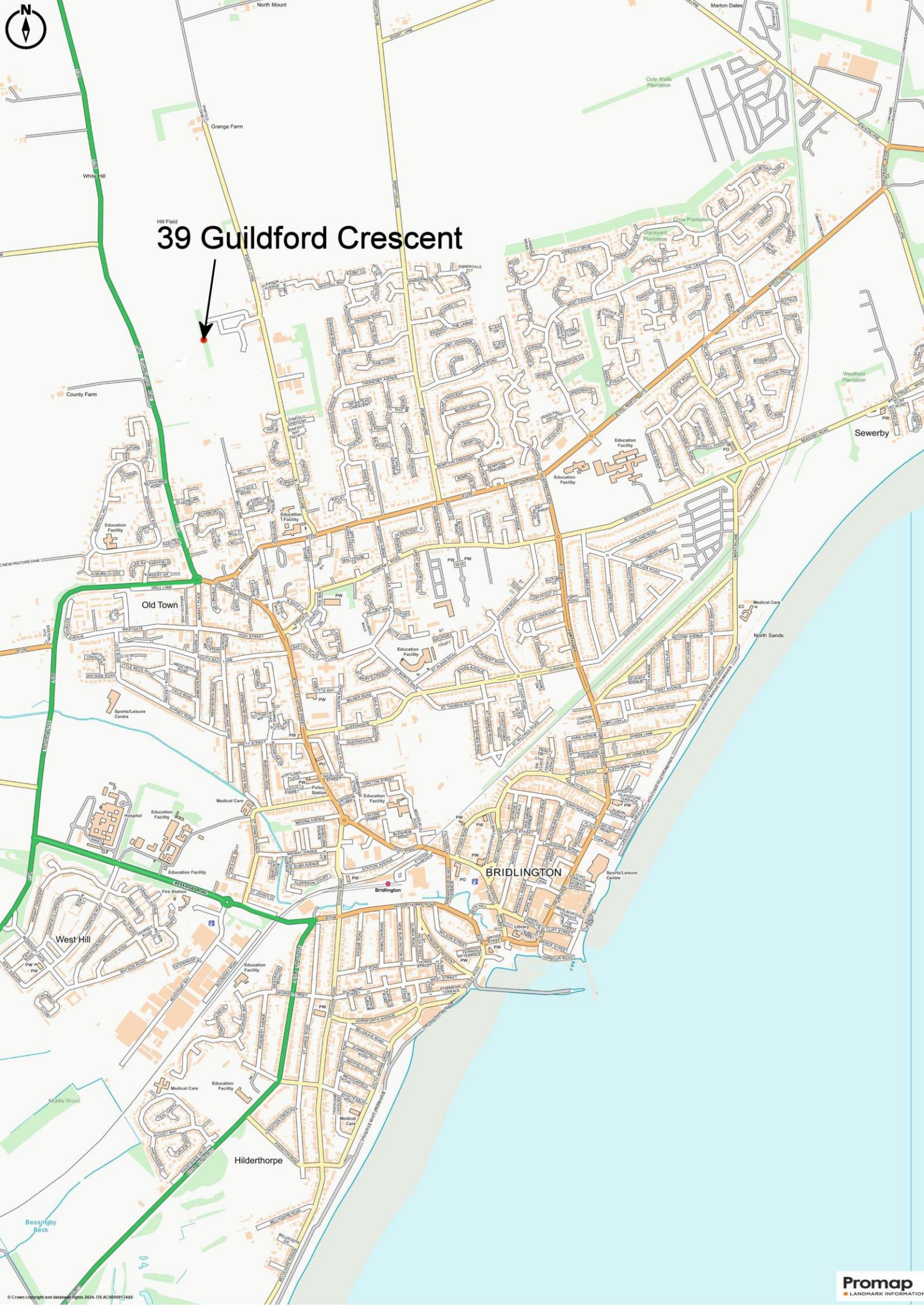
(1) Excluding balconies and terraces

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

GIRAFFE 360



# Hill Field 39 Guildford Crescent



▪ Est. 1891 ▪

# Ullyotts

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