# 7 St Georges Croft
# Bridlington
# YO16 7RW

OFFERS OVER

## £230,000

**4 Bedroom Mid-Terrace House**

Ullyotts Est. 1891 Estate Agents

01262 401401

Garden

4 | 2 | 2 | Garage, Off Road Parking | Gas Central Heating

## 7 St Georges Croft, Bridlington, YO16 7RW

An attractive double fronted property offering spacious and versatile accommodation arranged over two floors, complemented by open views to the front and excellent parking and garaging to the rear. The well-maintained accommodation includes a generous lounge, formal dining room which could equally be utilised as a second sitting room, and a well-appointed kitchen with ample space for a dining table, together with a useful utility area and ground floor WC. To the first floor are four bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. Externally, the property benefits from a garage and off-road parking to the rear, while the open outlook to the front adds to the appeal. A well-presented and spacious family home offering excellent versatility and ready to move into.

Situated on St Georges Croft, a pleasant and well-regarded residential area located close to the town's picturesque North Side. The property is ideally situated for easy access to the seafront, offering scenic coastal walks and sandy beaches. Perfect for families, within easy reach are excellent educational facilities including Bay Primary (ages 3-11), situated a stone’s throw from the property, Martongate Primary (ages 3-11), Headlands School (ages 11-18) and East Riding College. The area is peaceful yet conveniently close to local amenities, including shops, cafes, beauticians, hairdressers and transport links. Queens Park is nearby being a picturesque 4.9-acre park with lush greenery, serene atmosphere and well-maintained walking paths offering an ideal setting for walkers for a leisurely stroll in a tranquil setting.

Bridlington is a vibrant seaside town on the East Yorkshire coast, perfect for families with its award-winning sandy beaches, a bustling promenade and traditional seaside attractions. The town offers a range of family-friendly activities, including boat trips from the historic harbour, leisure centre and a variety of shops, cafés, and restaurants. Nearby, Sewerby Hall and Gardens, Bridlington Spa and Flamborough Head provide great days out, while excellent schools and community facilities make it a welcoming place to live.

Lounge

Lounge

Dining Room

Breakfast Kitchen

## Accommodation

### ENTRANCE HALL

5' 1" x 3' 8" (1.55m x 1.14m)

The property is accessed via a composite door opening into the entrance hall, which features tiled flooring, a radiator and useful space for coat and shoe storage. A door leads through into the lounge.

### LOUNGE

16' 11" x 13' 4" (5.17m x 4.07m)

The generously proportioned lounge enjoys an attractive outlook through a window to the front elevation and benefits from two radiators and a feature wallpapered wall. The room provides access to the formal dining room and kitchen, with stairs rising to the first floor.

### DINING ROOM

16' 11" x 8' 9" (5.17m x 2.68m)

The formal dining room offers excellent versatility and could equally be utilised as a second sitting room. A window to the front elevation provides pleasant views across the green, while the room also benefits from a radiator and door leading through to the kitchen.

### BREAKFAST KITCHEN

17' 1" x 9' 4" (5.22m x 2.87m)

The good-sized breakfast kitchen is well equipped and offers ample space for a family dining table, making it a practical and sociable heart of the home. There is a range of wall, base and drawer units, including a useful wine rack, with worktops over, tiled splashbacks and tiled flooring. A one-and-a-half bowl sink and drainer with mixer tap sits beneath one of two windows to the rear elevation, overlooking the pleasant rear garden. There is space for a slimline dishwasher, fridge and freezer, together with a fitted oven with fold-away door, four-ring gas hob and extractor hood. A door leads through to the dining room, while an opening provides access to the adjoining utility area.

### UTILITY AREA

5' 1" x 5' 1" (1.56m x 1.55m)

The useful utility area features wall units, one of which houses the gas central heating boiler, while space beneath the worktop provides room for a washing machine and an additional freezer. A glazed door leads directly out onto the rear garden, while a further door provides access to the ground floor WC.

### WC

4' 11" x 3' 10" (1.51m x 1.18m)

The convenient ground floor WC features tiled flooring and partially tiled walls, together with a WC, wash hand basin and radiator. There is also useful space for coat hanging.

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

FIRST FLOOR LANDING
9' 8" x 5' 11" (2.97m x 1.81m)
The first floor landing provides access to all bedrooms and the family bathroom, together with a loft hatch and useful airing cupboard housing the hot water cylinder and providing additional space for storing linen and towels.

BEDROOM 1
13' 6" x 11' 2" (4.12m x 3.41m)
The master bedroom is a bright and spacious room, featuring two windows to the front elevation enjoying pleasant views over the green. The room benefits from a radiator, feature wallpaper and a door leading to the en-suite shower room.

ENSUITE
6' 9" x 5' 6" (2.07m x 1.68m)
The en-suite shower room is well appointed with a WC, vanity wash hand basin and shower enclosure fitted with a thermostatic shower. The room is finished with tiled flooring and partially tiled walls, together with a radiator and extractor fan.

BEDROOM 2
14' 3" x 8' 11" (4.36m x 2.74m)
The second bedroom benefits from a window to the front elevation, enjoying a pleasant outlook over the green, together with a radiator and useful storage cupboard.

BEDROOM 3
12' 4" x 8' 9" (3.77m x 2.68m)
The third bedroom benefits from a window to the rear elevation, providing a pleasant outlook and plenty of natural light, together with a radiator.

BEDROOM 4
9' 6" x 6' 9" (2.90m x 2.06m)
The fourth bedroom benefits from a window to the rear elevation, allowing plenty of natural light into the room, together with a radiator.

BATHROOM
6' 5" x 6' 0" (1.96m x 1.85m)
The family bathroom is well appointed with a window to the rear elevation providing natural light and ventilation. The suite comprises a panelled bath with shower attachment, WC and vanity wash hand basin, complemented by a radiator, partially tiled walls and tiled flooring.

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

DOUBLE GLAZING
UPVC double glazing throughout.

Bedroom 4

Bathroom

Garden

Garage

GARAGE & PARKING
16' 4" x 9' 1" (5.00m x 2.78m)
To the rear of the property, a dedicated parking space and garage provide valuable off-road parking and additional storage.

The garage benefits from an electric up-and-over door, power and lighting, together with fitted shelving for useful storage.

OUTSIDE
To the front, the property is approached on foot via a pathway, with a pleasant green area beyond and established planting beds adding a splash of colour and kerb appeal.

To the rear, a lawned garden enclosed by fenced boundaries provides a pleasant outdoor space, with a gate offering convenient access through to the garage and parking area.

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 - C

ENERGY PERFORMANCE CERTIFICATE - AWAITED

NOTE
Heating systems and other services have not been checked.

All measurements are provided for guidance only.

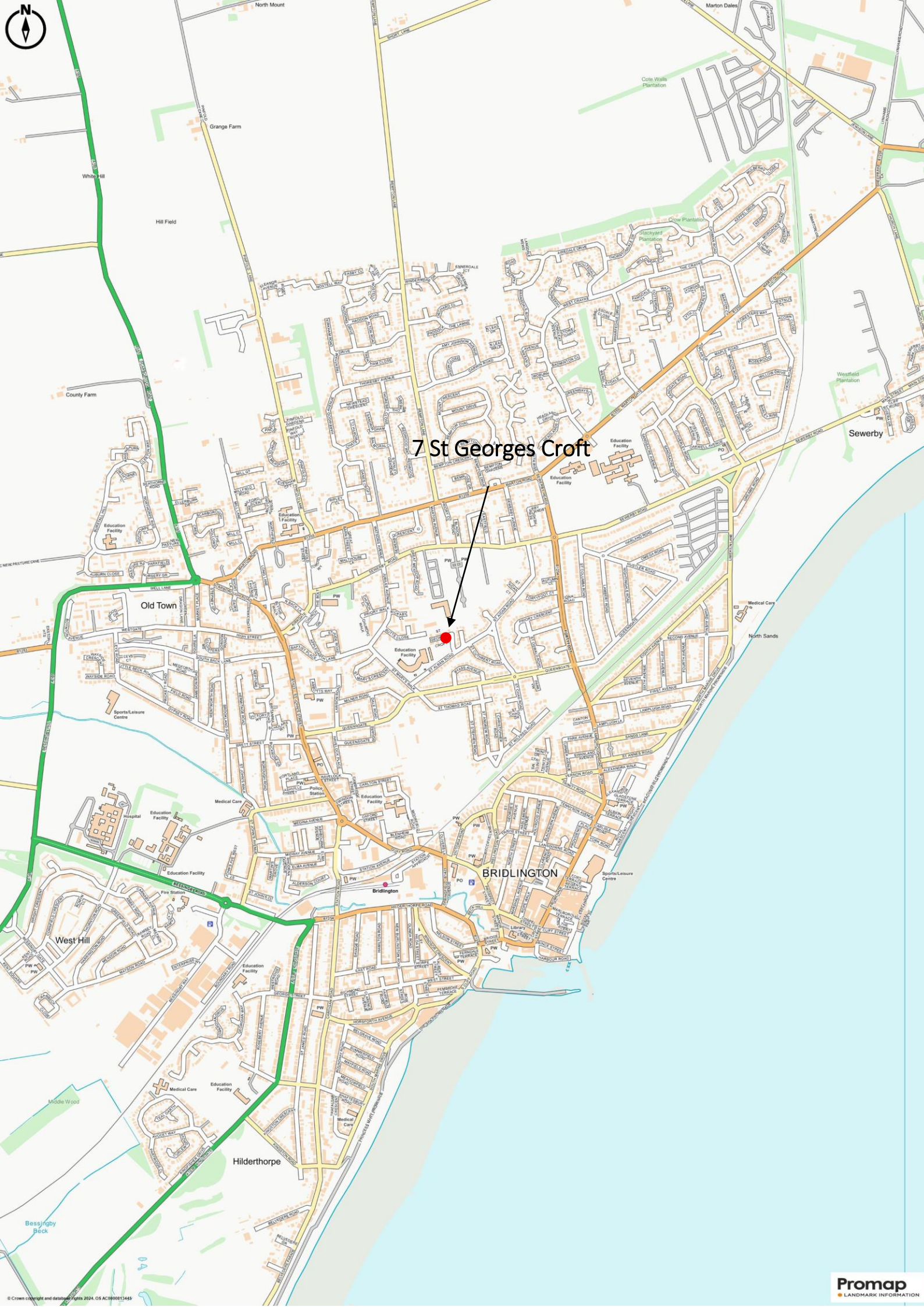
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 120 sq m (1,290 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

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