



2 Stockdale Green
Bridlington

YO16 6AJ

ASKING PRICE OF

£175,000

2 Bedroom Semi-Detached House



Garden



2



1



1



Off Road
Parking



Gas Central Heating

2 Stockdale Green, Bridlington, YO16 6AJ

A fantastic opportunity to acquire this recently built semi-detached home, ideally positioned just off Pinfold Lane. Beautifully presented throughout, the property offers modern and well-planned living accommodation, featuring a spacious lounge, stylish dining kitchen and convenient downstairs WC. To the first floor are two well-proportioned bedrooms, one enjoying partial sea views, along with a contemporary family bathroom. Externally, the property benefits from a generous south facing garden and ample off-road parking. Offered to the market with no onward chain, this is an ideal purchase for first-time buyers, downsizers or investors alike.

Stockdale Green is ideally positioned at the top of Pinfold Lane, in a well-regarded area served by excellent local schools, including New Pasture Lane and Burlington Primary Schools (ages 3–11), along with Bridlington School (ages 11–18). The property is also conveniently located close to the historic Old Town, which offers a great range of amenities including a butcher, pharmacy,

fish and chip shop, greengrocers, as well as a variety of cafés, public houses, antique shops, an art gallery, opticians, beauticians and a florist. With its picturesque cobbled streets, the stunning Priory Church and the Bayle Gate Museum, the area provides a charming blend of history and everyday convenience.

In addition, the nearby parade of shops on Marton Road offers further convenience, including a general store with post office, pharmacy, fish and chip shop and a hairdressers, making this a highly practical and desirable location.

Bridlington is a welcoming seaside town on the East Yorkshire coast, offering the perfect blend of family-friendly fun and coastal beauty. Families can enjoy boat trips from the historic harbour, a modern leisure centre, and a choice of shops, cafés and restaurants. Sewerby Hall and Gardens, Bridlington Spa and the dramatic cliffs of Flamborough Head provide unforgettable days out. Bridlington is not only a wonderful place to visit but an exceptional place to call home.



Entrance Hall



Lounge



Kitchen



Dining Area

Accommodation

ENTRANCE HALL

4' 5" x 3' 8" (1.36m x 1.13m)

Entrance to the property is via a composite front door opening into the entrance hall, offering space for coat hanging and a radiator, with stairs rising to the first floor landing and a door leading through to the lounge.

LOUNGE

15' 0" x 10' 1" (4.58m x 3.09m)

The lounge benefits from a window to the front elevation, allowing for plenty of natural light, along with a radiator and a central chandelier point. There is also a useful built-in storage cupboard, and a door providing access through to the kitchen.

KITCHEN/DINING AREA

13' 5" x 7' 9" (4.09m x 2.38m)

The kitchen is fitted with a range of wall, base and drawer units with worktops over, complemented by wood effect vinyl flooring. A stainless steel sink and drainer sit beneath a window overlooking the rear garden, while French doors provide additional natural light and direct access outside.

Fitted appliances include an electric oven, four-ring gas hob with extractor over, and a housed gas central heating boiler. There is space for a fridge freezer, washing machine and dishwasher, along with ample room for a dining table, making it a sociable family space. The room also benefits from two light points, a radiator, and a door leading to the WC.

FIRST FLOOR LANDING

6' 1" x 5' 2" (1.87m x 1.59m)

The landing benefits from a radiator, loft access and doors providing access to all rooms.

BEDROOM 1

13' 6" x 10' 2" (4.13m x 3.10m)

The master bedroom is beautifully presented with a window to the front elevation, allowing plenty of natural light, and features a stylish feature wallpapered wall. The room also benefits from a radiator and offers a comfortable and inviting principal bedroom space.



WC



Landing



Bedroom 1



Bedroom 2

BEDROOM 2

12' 9" x 6' 11" (3.89m x 2.11m)

The second bedroom enjoys a southerly facing aspect with partial sea views, along with a radiator, making it a bright and pleasant additional bedroom or home office space.

BATHROOM

7' 1" x 6' 1" (2.18m x 1.87m)

The bathroom is well equipped, featuring a window to the rear providing natural light and ventilation, along with wood effect vinyl flooring. There is a panelled bath with glass screen and thermostatic shower over, complemented by a tiled surround. The suite also includes a WC and wash hand basin, along with a radiator and extractor fan.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

To the side of the property, a gravelled driveway provides off-street parking for at least two vehicles.

OUTSIDE & GARDENS

To the front, the property is set back from the road with an open lawned garden, offering scope to add potted plants or introduce further colour. A paved pathway leads to the front door, while a side driveway provides access to a gate leading through to the rear garden.

The rear garden is south facing and of a good size, featuring a paved seating area ideal for outdoor dining or relaxing. The remainder is laid to lawn and enclosed by fenced boundaries, creating a secure and private space. There is also useful side space for bin storage, along with a garden shed providing additional storage for gardening equipment and outdoor items.



Bathroom



Shed



Rear Elevation



Sign

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.

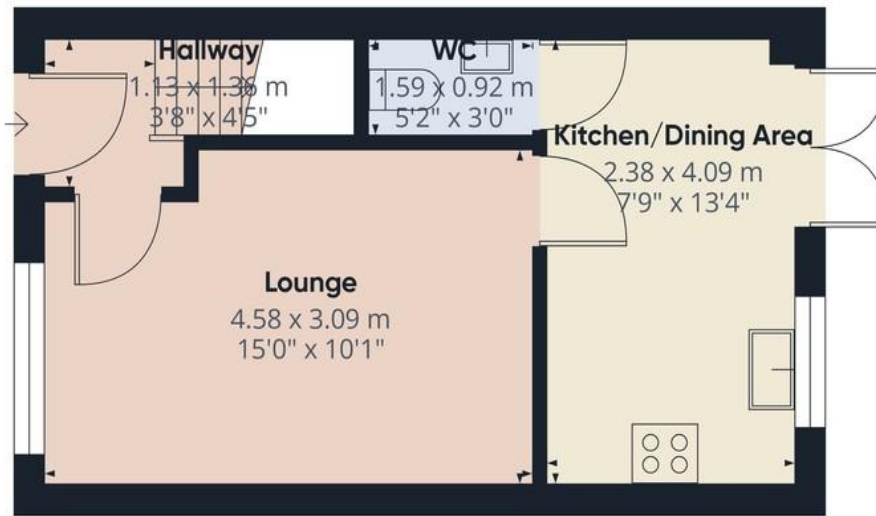
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 55 sq m (587 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Approximate total area⁽¹⁾
54.5 m²
587 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



2 Stockdale Green



▪ Est. 1891 ▪
Ullyotts
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

