



21 Scarborough Crescent  
Bridlington

YO16 7PA

ASKING PRICE

**£155,000**

**2 Bedroom Semi-Detached Bungalow**



Garden



2



1



1



Garage, Off  
Road Parking



Gas Central Heating

## 21 Scarborough Crescent, Bridlington, YO16 7PA

This semi-detached bungalow offers comfortable single-level living, featuring a lounge, fitted kitchen, two bedrooms, and a bathroom. Externally, the property benefits from parking to the front, a private rear garden, and a garage, all set within a convenient and well-balanced layout. An undercover side passage provides practical access around the property, adding further functionality. Offered with no onward chain.

Located just a short walk from the bus route on Scarborough Road.

The Scarborough Crescent area is situated on the north side and to the edge of the town and is a convenient location, ideal for those seeking a well-connected community. Local amenities include a convenience store, Starbucks Coffee to go and Greggs within the fuel station and easy access to Bridlington's historic Old Town is a charming and characterful location, steeped in history and offering many amenities. 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, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience.

Bridlington offers the charm of a classic Yorkshire seaside town with the convenience of modern living. Its award-winning sandy beaches, bustling harbour, and picturesque Old Town create a welcoming atmosphere for residents of all ages. The town provides excellent local amenities, well-regarded schools, and easy transport links, making it an appealing choice for families, retirees, and holiday-home buyers alike. With a friendly community and a relaxed coastal lifestyle, Bridlington is a place where every day feels a little brighter.



Lounge



Virtually Staged Lounge



Dining Room/Bedroom 2



Kitchen

## Accommodation

### ENTRANCE HALL

4' 9" x 4' 4" (1.47m x 1.33m)

Entrance to the property is via a glazed uPVC door leading into the entrance hall, which features wood flooring and an open storage cupboard providing space for coat hanging. From here, there is access to both the kitchen and the lounge, creating a practical and welcoming flow through the home.

### LOUNGE

16' 5" x 12' 5" (5.01m x 3.79m)

The lounge benefits from a large south-facing front window, allowing in plenty of natural light, and features oak-style flooring, a wall-mounted electric fire, and a radiator. Wall spotlighting adds a modern touch, while an opening leads through to the inner hall.

### DINING ROOM/BEDROOM 2

9' 1" x 8' 2" (2.79m x 2.51m)

The second bedroom, which could also serve as a dining room, benefits from French doors opening to the rear elevation, allowing plenty of natural light and direct garden access. It also features a radiator and steps up to a loft hatch providing useful additional storage space.

### KITCHEN

12' 4" x 5' 8" (3.78m x 1.74m)

The kitchen offers a range of wall and base drawer units with a wooden worktop over tiled splashbacks. A stainless steel sink with drainer to either side and mixer tap is positioned beneath a side elevation window, with a door providing convenient side access. Fitted appliances include a four-ring hob, electric oven, and extractor hood, along with a heated towel ladder.



Hallway



Inner Hall



Bedroom 1



Virtually Staged Bedroom 1

### INNER HALL

6' 3" x 4' 6" (1.91m x 1.38m)

The inner hall benefits from a useful storage cupboard and a further loft hatch, with access provided to both bedrooms and the bathroom.

### BEDROOM 1

13' 5" x 10' 9" (4.10m x 3.28m)

Bedroom one features a rear-facing window overlooking the garden, fitted wardrobes included in the sale, and a radiator.

### BATHROOM

6' 2" x 5' 6" (1.89m x 1.69m)

The bathroom features tiled flooring and walls and comprises a curved bath with jets, thermostatic shower over and glass screen, a vanity wash hand basin, and WC. There is also wall-mounted storage, a window to the side elevation providing natural light, and a heated towel ladder for added comfort.

### CENTRAL HEATING

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

### DOUBLE GLAZING

UPVC double glazing throughout.

### PARKING/GARAGE

The property benefits from a paved frontage providing off-street parking. The garage is positioned beyond the fitted lean-to at the side of the property, meaning it is currently not accessible by vehicle. The garage itself is accessed via an up-and-over door.

### GARDEN

To the front, there is a paved area set behind a hedged frontage, providing a neat and private approach to the property. To the rear, the garden is paved and enhanced by mature shrubs, plants, and trees, creating a well-established, private and attractive outdoor space.



Bathroom



Garden



Carport



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 - 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 Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 56 sq m (603 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



**Approximate total area<sup>(1)</sup>**

55 m<sup>2</sup>  
592 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

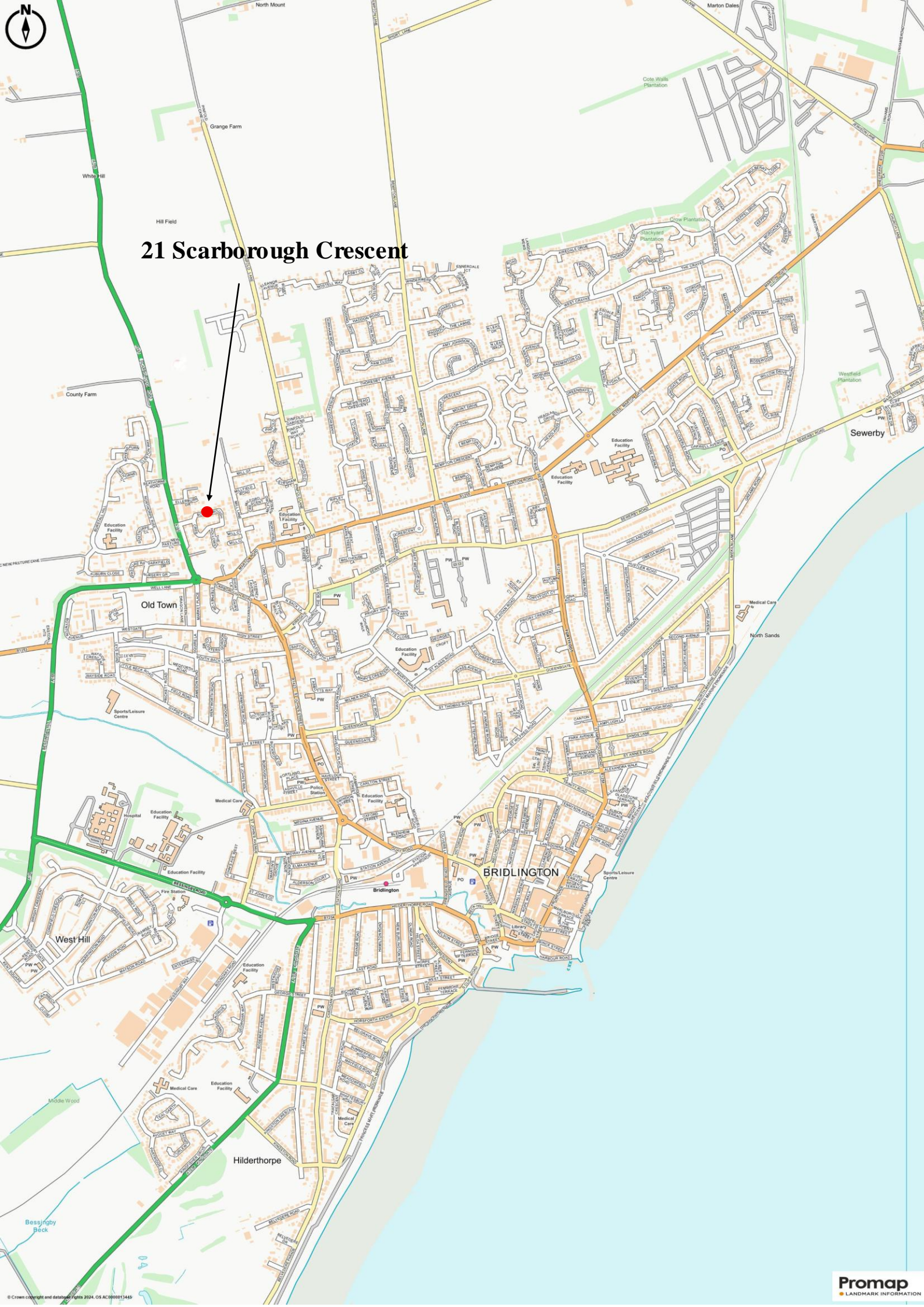
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





# 21 Scarborough Crescent



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