

20 Kirkham Road
Bridlington
YO16 6ER

ASKING PRICE OF

£210,000

3 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01262 401401



Kitchen/Dining Area

3 | 2 | 1 | Garage, Off Road Parking | Gas Central Heating

20 Kirkham Road, Bridlington, YO16 6ER

This well-presented semi-detached home occupies a pleasant cul-de-sac position on the north side of Bridlington and offers an ideal opportunity for a range of buyers, whether taking their first step onto the property ladder, looking for a family home or wishing to downsize. The accommodation recently having had a full rewire and extensively renovated throughout. Briefly comprises a kitchen diner, a cosy lounge leading through to a conservatory, currently used as a playroom, with access out to the rear garden. To the first floor are three bedrooms and a family bathroom. Externally, the property further benefits from off-road parking and a garage, making this an appealing home in a convenient residential location.

Kirkham Road is situated on the popular north side of Bridlington, enjoying a convenient residential location with a good range of local amenities close by. The area is well served by highly regarded schools, including Burlington and Martongate Primary Schools (ages 3–11) and Headlands School (ages 11–18). The nearby shopping parade on Marton Road offers a variety of everyday conveniences, including a convenience store, fish and chip shop, pharmacy and hairdresser, with a further convenience store and children's play park just around the corner. Regular bus services also operate nearby, providing easy access to the town centre and surrounding areas.

Bridlington is a popular seaside town on the East Yorkshire coast, offering an appealing blend of traditional seaside charm and everyday convenience. The town boasts award-winning sandy beaches, a picturesque harbour, a lively promenade and a wide selection of shops, cafés and restaurants. There are plenty of leisure opportunities, including boat trips from the harbour, the leisure centre and nearby attractions such as Sewerby Hall and Gardens, Bridlington Spa and the stunning coastline at Flamborough Head. With a good choice of schools, amenities and recreational facilities, Bridlington remains an excellent place to call home.



Entrance Hall



Lounge



Feature Media Wall



Kitchen

Accommodation

ENTRANCE HALL

7' 1" x 2' 7" (2.17m x 0.79m)

Accessed via a side uPVC entrance door with glazed panels either side, the welcoming hallway immediately sets the tone for the home, featuring attractive herringbone-effect wooden flooring which continues throughout the ground floor. There is a staircase leading to the first-floor landing, consumer unit and glazed doors providing access to both the kitchen and lounge.

LOUNGE

13' 6" x 12' 0" (4.13m x 3.66m)

A cosy and well-presented reception room featuring a central fireplace recess with tiled hearth, brick surround and lighting, complemented by a feature wooden beam above. There is a recessed space suitable for a television, with fitted shelving and storage units to either side, incorporating inset lighting and useful storage cupboards beneath. A radiator and a sliding uPVC door provide access through to the conservatory.

KITCHEN / DINING AREA

12' 4" x 9' 9" (3.78m x 2.99m)

Recently fitted with an attractive range of wall, base and drawer units, complemented by work surfaces and brick-effect tiled splashbacks. Integrated appliances include a double Logic oven, wine fridge, dishwasher, washing machine and fridge freezer, together with an electric hob. A built-in pantry provides excellent storage and could also make an ideal concealed coffee station, alongside a useful under-stair's storage cupboard. There is space for a dining table, a vertical radiator and a large front-facing window, with a one-and-a-half bowl ceramic sink and mixer tap. Inset spotlights complete the room.

SUNROOM

12' 2" x 5' 0" (3.71m x 1.53m)

Providing a versatile additional reception space, currently used as a playroom but equally suited to a dining area or home office. Enjoying views of the garden, tiled effect vinyl flooring, radiator and a further sliding uPVC door to the rear garden.



Sunroom



Landing



Bedroom 1



Bedroom 2

FIRST FLOOR LANDING

10' 10" x 5' 10" (3.32m x 1.78m)

Access to fully boarded loft space with an existing office area and skylight window, providing useful additional workspace as well as eaves storage, a useful linen cupboard fitted with shelving and doors leading to all three bedrooms and the family bathroom.

BEDROOM 1

14' 4" x 8' 6" (4.39m x 2.60m)

A well-proportioned bedroom with a rear-facing window, part-wall panelling, coving and radiator.

BEDROOM 2

9' 9" x 5' 8" (2.99m x 1.75m)

The second bedroom benefits from dual-aspect windows to the front and side elevations. There is attractive part-wall panelling, a built-in open storage cupboard with hanging space and shelving, and a radiator.

BEDROOM 3

8' 2" x 6' 11" (2.51m x 2.12m)

The third bedroom offers a front-facing window and radiator.

BATHROOM

9' 4" x 4' 10" (2.87m x 1.49m)

The family bathroom is fitted with a panelled bath, vanity wash hand basin and WC. The room features partially tiled walls, wood-effect vinyl flooring, coving and inset spotlights, together with a side-facing window and radiator.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

To the front, the property enjoys an open lawned frontage, with a shared paved and gravel driveway running alongside, providing off-road parking and leading to the garage. A side gate gives access through to the rear garden.

To the rear, a raised paved patio provides an ideal low-maintenance seating area, enclosed by fenced



Bedroom 3



Bathroom



Garden



Garden

boundaries. Curved steps lead up to a further raised lawned section, together with a very private paved patio area offering an excellent space for outdoor dining and relaxing during the summer months.

PARKING

A shared driveway provides convenient off-road parking alongside the property.

GARAGE

17' 4" x 7' 10" (5.30m x 2.41m)
Fitted with an up-and-over door, power and lighting, together with a personnel door providing convenient access directly into the rear garden.

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

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.

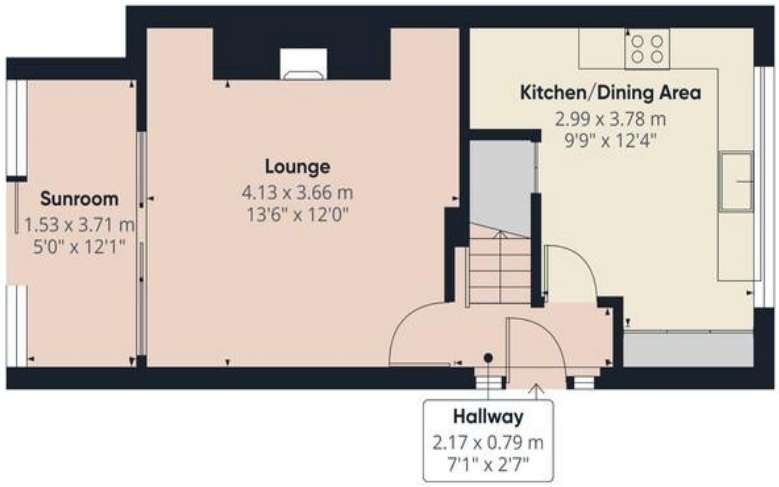
Floor plans are for illustrative purposes only.

VIEWING

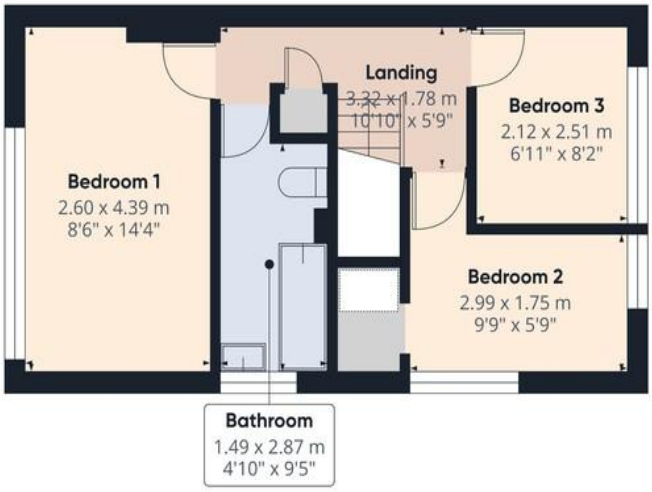
Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS

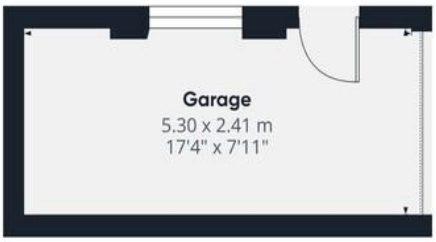
The digitally calculated floor area is 77 sq m (829 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

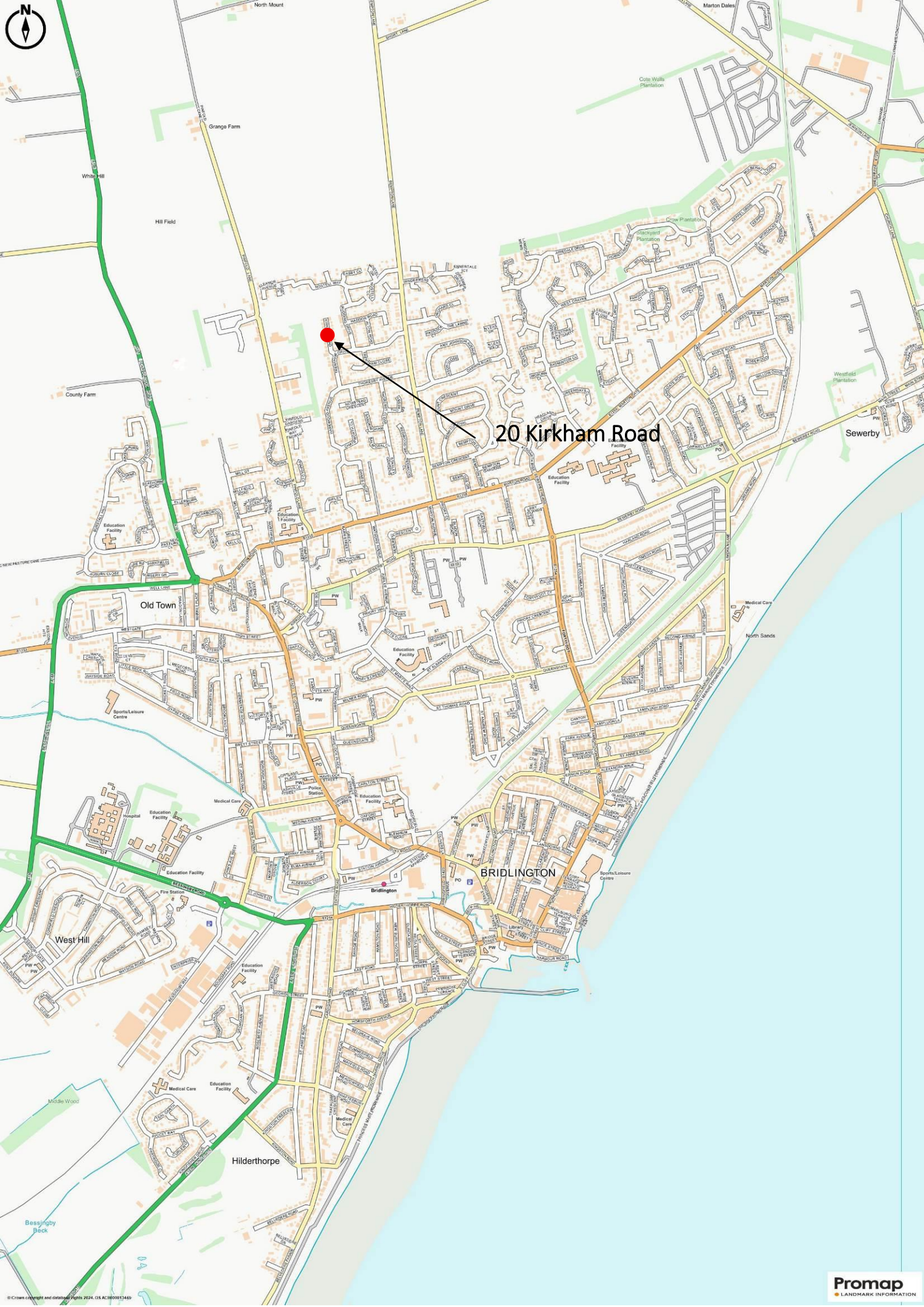
82.9 m²

891 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


20 Kirkham Road
North Mount
Marton Dales
Cote Walls Plantation
Grange Farm
White Hill
Hill Field
Crow Plantation
Stackyard Plantation
County Farm
Westfield Plantation
Sewerby
Education Facility
Old Town
Medical Care
North Sands
Sports/Leisure Centre
Police Station
Hospital
Fire Station
BRIDLINGTON
Bridlington
West Hill
Library
Hilderthorpe
Middle Wood
Bessingby Beck
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LANDMARK INFORMATION

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

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