



1 Bemrose Grove
Bridlington
YO16 7DL

OFFERS OVER

£165,000

2 Bedroom Semi-Detached Bungalow



Virtually Staged Garden



2



1



1



Garage, Off
Road Parking



Gas Central Heating

1 Bemrose Grove, Bridlington, YO16 7DL

Nestled within the peaceful cul-de-sac of Bemrose Grove, Bridlington, this attractive two-bedroom semi-detached bungalow offers comfortable single-level living in a highly desirable location. Beautifully presented throughout with pretty, neutral décor, the property enjoys a private enclosed garden, perfect for relaxing or entertaining. Further benefits include a garage, off-street parking, and a welcoming atmosphere that makes this delightful home ready to move straight into.

Bemrose Grove is situated between Marton Road and the Bempton Lane area in Bridlington is on the north side of the town in a sought-after location offering excellent amenities. Nearby, the parade of shops on Marton Road provides a convenience

store, fish and chip shop, pharmacy and hairdresser, with an additional convenience store and a play park also close by. The area benefits from a reliable bus route, making it ideal for families and retirees. Located on the stunning East Yorkshire coast, Bridlington is a charming seaside town known for its beautiful sandy beaches, historic harbour and vibrant promenade. With a rich maritime heritage, excellent local amenities and a range of leisure activities, it offers a perfect blend of coastal living and community spirit. If you're looking for a peaceful retreat Bridlington provides an ideal setting for all lifestyles.



Entrance Hall



Lounge



Lounge



Kitchen

Accommodation

ENTRANCE HALL

9' 10" x 2' 11" (3.00m x 0.90m)

Entrance via the side elevation via a uPVC door into the hallway with laminate flooring, radiator and doors to all rooms.

LOUNGE

13' 10" x 10' 4" (4.23m x 3.16m)

Bright and airy lounge with patio doors leading out to the paved garden, generously sized with a radiator and coving.

KITCHEN

10' 9" x 7' 10" (3.28m x 2.40m)

A bright galley-style kitchen enjoying windows to both aspects, creating a light and airy feel. Fitted with a range of wall, base and drawer units with worktops over, the kitchen features a stainless-steel sink with separate taps, part tiled walls and splashbacks, and an extractor hood over the cooker space. There is ample room for a cooker, washing

machine and fridge freezer, while the combination boiler is neatly housed. A door to the rear provides direct access to the private garden.

BEDROOM 1

13' 10" x 9' 5" (4.22m x 2.89m)

The principal bedroom is a spacious and bright double room, featuring fitted wardrobes and attractive laminate flooring. A window to the front elevation allows for plenty of natural light, while coving and a radiator add to the room's comfort and appeal.

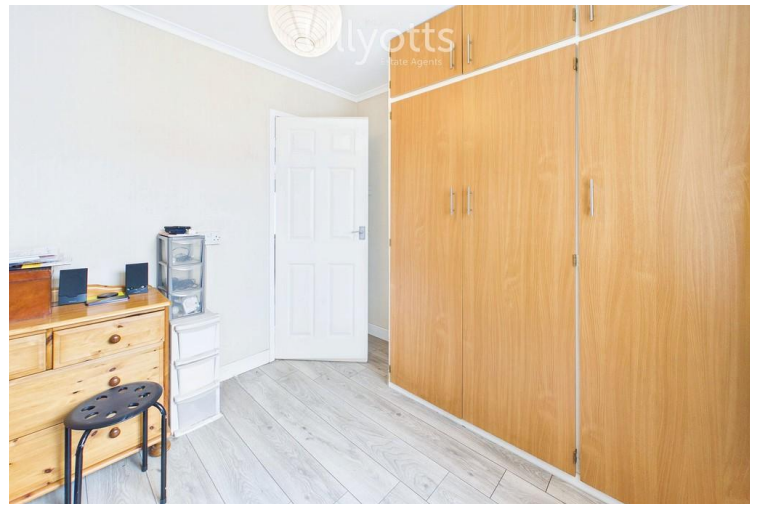
BEDROOM 2

9' 10" x 8' 10" (3.00m x 2.70m)

Bedroom Two is a generously sized double room featuring fitted wardrobe storage, a window to the front elevation providing plenty of natural light, radiator, and decorative coving.



Bedroom 1



Bedroom 2



Bathroom

BATHROOM

7' 0" x 6' 4" (2.14m x 1.94m)

The bathroom is beautifully presented with fully tiled walls and practical vinyl flooring, and is fitted with a white suite comprising a low-flush W/C, pedestal wash hand basin with mixer tap, and a panelled bath with shower over and glass shower screen.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING/GARAGE

18' 7" x 11' 7" (5.68m x 3.55m)

Ample off-street parking is provided to the side elevation, leading to a detached garage situated at the rear of the property. The garage benefits from power, a side access uPVC door, a window for



Garage

natural light, and an up-and-over door, offering excellent storage and secure parking.

GARDEN

Enjoying a private south-facing rear garden, the outdoor space has been designed for ease of maintenance with an attractive paved seating area, perfect for relaxing and entertaining. To the front and side, beautifully manicured borders add colour and kerb appeal, all enclosed by a low-level wall surrounding the property. Further benefits include an outside tap and gated access to the rear.

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.



Side Elevation

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.

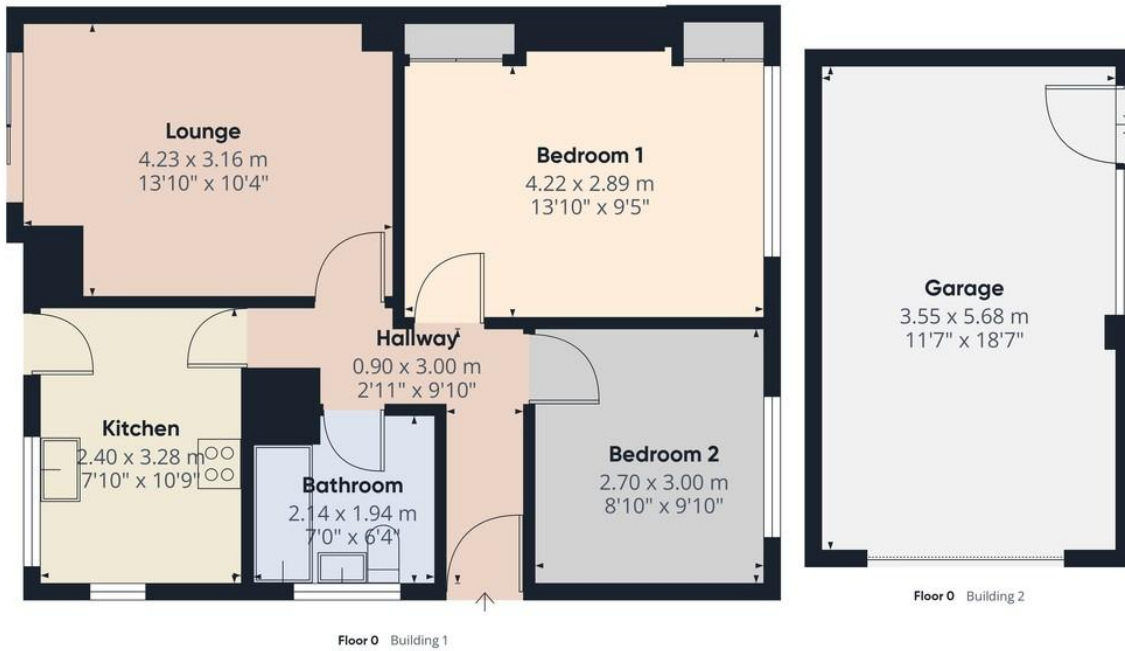
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
- Option 1.

Regulated by RICS

The digitally calculated floor area is 57 sq m (614 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area^{m²}

72.9 m²

784 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



1 Bemrose Grove

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