



32 Pasture Rise  
Bridlington  
YO16 4QT

OFFERS OVER

**£165,000**

**3 Bedroom Semi-Detached House**



Rear Elevation



3



1



1



Garage, Off  
Road Parking



Gas Central Heating

## 32 Pasture Rise, Bridlington, YO16 4QT

This attractive semi-detached three-bedroom home offers bright, well-proportioned living throughout, featuring a generous lounge-diner, a practical kitchen, and a charming conservatory that opens onto a superb southerly facing garden. Upstairs, three comfortable bedrooms and a bathroom provide ideal family accommodation. With off-road parking, a garage, and the added benefit of no onward chain.

The location is ideal for those seeking a well-connected community, with everyday conveniences close by - including a local store, Starbucks Coffee to Go, and Greggs at the nearby fuel station. Easy access to Bridlington's historic Old Town adds to the appeal, offering charming cobbled streets, independent shops, cafés, public houses, a butcher, pharmacy, galleries, and the impressive Priory Church and Bayle Gate Museum.

Bridlington is a welcoming seaside town on the East Yorkshire coast, offering the perfect blend of family-friendly fun and coastal beauty. Its award-winning sandy beaches, bustling promenade and classic seaside attractions create a vibrant atmosphere year-round. 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



Dining Area



Kitchen

## Accommodation

### ENTRANCE HALL

7' 2" x 4' 2" (2.19m x 1.29m)

The property is entered via a UPVC glazed door into a welcoming entrance hall, featuring wood- effect laminate flooring that continues through to the lounge- diner, a radiator and a staircase rising to the first- floor landing.

### LOUNGE/DINING AREA

16' 0" x 11' 7" (4.90m x 3.55m)

The spacious lounge- dining area offers an inviting and versatile living area, featuring a large front- facing window that fills the room with natural light, a radiator, stylish feature wallpaper, and an attractive fireplace with a tile- effect surround. There is ample space for a dining table, complemented by an additional radiator, with sliding doors opening into the conservatory and a further door leading through to the kitchen, creating a smooth and practical flow throughout the ground floor.

### KITCHEN

9' 10" x 7' 5" (3.02m x 2.27m)

The kitchen is fitted with sleek gloss handleless wall, base and drawer units, complete with a wine rack and complemented by wood- effect worktops and matching splashbacks. A 1½ stainless- steel sink with mixer tap sits beneath a window overlooking the rear garden. Integrated appliances include a fridge, double oven, electric hob and extractor fan, along with a housed gas central- heating boiler. Additional features include a heated towel rail, a spacious understairs storage cupboard and a uPVC glazed door providing direct access to the rear garden.

### CONSERVATORY

8' 3" x 5' 2" (2.52m x 1.58m)

The conservatory provides a delightful additional seating area, constructed in part brick and uPVC, offering lovely views over the rear garden. Filled with natural light, it features French doors that open directly outside, creating a seamless connection between indoor and outdoor living.



Conservatory



Landing



Bedroom 1



Bedroom 2

**FIRST FLOOR LANDING**

12' 7" x 6' 2" (3.84m x 1.89m)

The first- floor landing features a side elevation window offering a pleasant partial view of the Priory Church, along with loft access via a pull- down ladder leading to a boarded loft space. A useful storage cupboard is also provided, with doors giving access to all rooms.

**BEDROOM 1**

13' 1" x 8' 6" (4.01m x 2.61m)

The first bedroom is positioned at the front of the property and features a front- elevation window, coving to the ceiling, and a radiator.

**BEDROOM 2**

10' 8" x 8' 4" (3.27m x 2.56m)

The second bedroom benefits from a rear- elevation window allowing plenty of natural light, a radiator, and a fitted wardrobe with sliding doors, providing excellent storage while keeping the room feeling spacious and tidy.

**BEDROOM 3**

7' 9" x 6' 2" (2.38m x 1.90m)

The third bedroom, currently used as a home office but equally suitable as a single bedroom, features a

front- elevation window, coving to the ceiling, and a radiator.

**BATHROOM**

6' 1" x 5' 5" (1.86m x 1.67m)

The bathroom benefits from a rear-facing window, providing natural light and ventilation. It features grey wood-effect herringbone flooring and fully tiled walls. There is a panelled bath with a shower screen and thermostatic shower, along with a vanity unit incorporating a wash hand basin and WC. A heated towel ladder completes the space.

**CENTRAL HEATING**

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

**DOUBLE GLAZING**

UPVC double glazing throughout.

**GARAGE**

19' 9" x 7' 11" (6.03m x 2.43m)

The garage benefits from an up and over door with power, plumbing for a washing machine and light connected with a personnel door to the side offering



Bedroom 3



Bathroom



Garden



Garage

access from the garden.

## OUTSIDE

To the front, the property is set back from the road with a gravelled frontage that could be used for additional parking, along with a driveway with parking for 3 cars providing access to the garage. A wooden gate leads to the side of the property, where the bins are conveniently stored beside the garage.

The south-west facing rear garden benefits from a fenced boundary and features a paved area ideal for outdoor dining or seating to the rear of the garage, along with a large gravelled section and an expanse of lawn.

## 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 - C

## 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 Ulyyotts 01262 401401 - Option 1.

Regulated by RICS

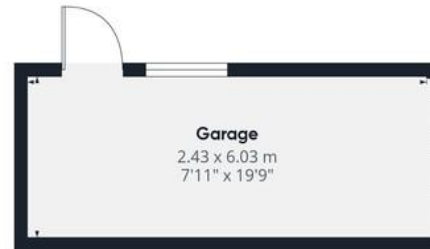
The digitally calculated floor area is (88.1 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

88.1 m<sup>2</sup>  
949 ft<sup>2</sup>

(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



# 32 Pasture Rise



▪ Est. 1891 ▪  
**Ulllyotts**  
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](http://www.ullyotts.co.uk)



- Residential Sales
- Property Management
- Valuations

