



6 St Augustine's Drive  
Bridlington

YO16 7EA

ASKING PRICE OF

**£285,000**

**3 Bedroom Semi-Detached Bungalow**



Garden



3



2



2



Double  
Garage



Gas Central Heating

## 6 St Augustine's Drive, Bridlington, YO16 7EA

An extended three-bedroom semi-detached bungalow offering fabulous, well-maintained accommodation throughout. The property features a spacious lounge, fitted kitchen, dining room and a bright conservatory, along with three well-proportioned bedrooms including a principal bedroom with en-suite and a family bathroom. Externally, there is a double garage, off-road parking and attractively presented front and rear gardens, making this an ideal home for comfortable and convenient single-level living.

The property is located on a quiet cul-de-sac off Sewerby Road, in a highly sought-after residential area. This popular neighbourhood offers convenient access to a range of amenities, making it ideal for families and individuals alike. Within a short walk, you will find shops, public transport options, ensuring ease of travel and

access to everyday needs local schools, including Martongate Primary School and Headlands Secondary School and the North Side Beach and Promenade. The North Library, a nationally name supermarket and public house are also within a short walking distance away on Martongate and another parade of shops on Marton Road including a Pharmacy, Fish & Chip Shop, Hairdressers and convenience store with a post office.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its stunning sandy beaches, historic harbour and vibrant seaside atmosphere. The town offers a mix of traditional seaside attractions, like promenades and ice cream parlours, alongside modern amenities, including shops, restaurants and entertainment venues including Bridlington Spa.



Entrance



Lounge



Dining Room



Kitchen

## Accommodation

### ENTRANCE PORCH

7' 9" x 3' 1" (2.37m x 0.94m)

Entrance is gained via a uPVC door opening into a bright and welcoming porch, enhanced by windows that allow an abundance of natural light. The porch features a practical tiled floor, space for shoe storage, and provides access through an internal door into the main entrance hall.

### ENTRANCE HALL

14' 6" x 3' 4" (4.44m x 1.03m)

The main entrance hall benefits from a radiator and a useful double-door storage cupboard with shelving, ideal for towels and linen. A loft hatch provides access to a fully boarded and carpeted loft space with a pull-down ladder, offering excellent additional storage. From the hall, doors lead to two bedrooms, the family bathroom, and the spacious lounge.

### LOUNGE

13' 3" x 12' 9" (4.04m x 3.91m)

The lounge is a generous and inviting space, featuring a south facing box bay window to the front elevation that fills the room with natural light. It benefits from inset

spotlights, wall lighting, coving, and a gas fire set within a feature marble surround. Two radiators ensure comfort, and doors provide convenient access to Bedroom 2 and the kitchen.

### KITCHEN

13' 0" x 7' 7" (3.97m x 2.33m)

The kitchen is well-appointed with a range of wall, base, and drawer units topped with a work surface and complemented by tiled walls. A one-and-a-half bowl composite sink with drainer and mixer tap sits beneath a window overlooking the garden, while overhead inset spotlights provide additional illumination. There is space for appliances including a washing machine, dishwasher, and under-counter fridge, alongside a fitted oven, four-ring gas hob with extractor fan, and a housed gas central heating boiler. A uPVC door leads directly to the garden, and an archway opens seamlessly into the dining room.

### DINING ROOM

11' 10" x 7' 2" (3.63m x 2.20m)

Open through an archway from the kitchen, the dining room provides a generous space for meals and entertaining. It features a handy storage cupboard,



Kitchen



Conservatory



Bathroom



Bedroom 1

coving, a radiator, and inset spotlighting, with sliding uPVC doors leading into the bright and airy conservatory.

### CONSERVATORY

10' 9" x 6' 2" (3.30m x 1.89m)

The conservatory, constructed in brick and uPVC, provides a bright and versatile additional sitting room, enjoying pleasant views of the garden. Sliding uPVC doors offer direct access onto the rear garden, seamlessly connecting indoor and outdoor living spaces.

### MASTER BEDROOM

16' 1" x 9' 9" (4.92m x 2.98m)

The extended master bedroom is a spacious and inviting retreat, featuring coving and a radiator. It opens onto a dressing area with space for wardrobes, a window, and a uPVC door providing direct access to the garden, along with a door leading to the ensuite shower room.

### ENSUITE

7' 1" x 3' 2" (2.16m x 0.99m)

The ensuite shower room is beautifully presented and fitted with a rear-facing window for light and added ventilation. It comprises a vanity wash hand basin, WC, and a shower cubicle with tiled surround and a

thermostatic shower. Wood-effect laminate flooring, a slimline heated towel ladder, and an extractor fan complete this stylish and practical space.

### BEDROOM 2

11' 11" x 11' 10" (3.64m x 3.63m)

The second bedroom is a versatile good-sized space that could also serve as a formal dining room or home office. It features a front-facing window, coving, and a radiator, offering both comfort and flexibility to suit a range of needs.

### BEDROOM 3

11' 1" x 10' 7" (3.39m x 3.23m)

The third bedroom is bright and airy, featuring a front-facing window, coving, and a radiator, making it a comfortable and versatile space.

### BATHROOM

6' 2" x 5' 4" (1.90m x 1.64m)

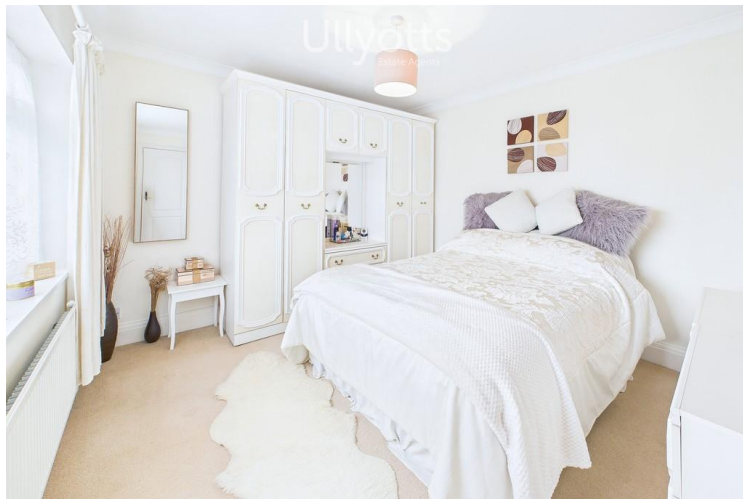
The family bathroom is well-appointed and features a panelled bath with a glass screen and electric shower over, a wash hand basin, WC, and a heated towel ladder. Tiled walls, a rear-facing window, and an extractor fan complete the space.



Ensuite



Bedroom 2



Bedroom 3



Double Garage

### CENTRAL HEATING

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

### DOUBLE GLAZING

UPVC double glazing throughout.

### GARAGE

18' 6" x 17' 3" (5.66m x 5.28m)

The double garage features two doors and a personal access door, with power and lighting connected. It provides an ideal space for vehicle parking or additional storage.

### OUTSIDE

To the front, the property occupies a desirable position at the head of a cul-de-sac, set behind a low wall with a gateway leading to steps up to the pathway to the main entrance. Lawned areas on either side of the path are bordered by mature shrubs and plants, creating an attractive setting. Double gates open onto a hard-standing parking area, with a pathway providing access to the rear garden.

The rear garden is beautifully maintained, enclosed by fencing and offering a perfect blend of patio seating and a raised lawn, complemented by a pergola currently housing a Lay-Z-Spa.

An additional piece of land to the side of the property provides potential to create further parking or extend the garden. This area is accessed via a gateway between the double garage and the neighbouring garage, though it has no access from Sewerby Road.

### 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 - C

### ENERGY PERFORMANCE CERTIFICATE - RATED D

The digitally calculated floor area is 82 sq m (883 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>m</sup>

124.2 m<sup>2</sup>

1337 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

### 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



# 6 St Augustines Drive



▪ 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](http://www.ullyotts.co.uk)



- Residential Sales
- Property Management
- Valuations

