



37 Headlands Close  
Bridlington

YO16 6XX

GUIDE PRICE

**£159,950**

**2 Bedroom Semi-Detached House**



Rear Garden



Off Road  
Parking



Gas Central Heating

### 37 Headlands Close, Bridlington, YO16 6XX

A charming semi-detached home set within the highly regarded Crayke area on Bridlington's north side. This inviting property offers a spacious lounge, a well-arranged kitchen, and two first-floor bedrooms served by a generous shower room. Outside, the home benefits from a private rear garden and off-road parking, and is offered with no onward chain, making it an excellent opportunity.

Headlands Close, situated within The Crayke which is a sought-after residential area offering excellent amenities and convenient access to local attractions. Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forrester eatery and public house. Other amenities that serve the area are just a short distance away on Marton Road, such as a pharmacy, fish and chips shop, hairdressers, post office are also convenient. The

Crayke benefits from a play park and is positioned within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. If residents do not have use of a vehicle, the well-serviced bus route has a regular timetable in the area. Schools that serve the area are Martongate Primary School and Headlands Secondary School.

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. 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.



Lounge



Virtually Staged - Lounge



Kitchen



Virtually Staged - Kitchen

## Accommodation

### ENTRANCE

Entrance to the property is via a glazed uPVC door, opening directly into the spacious lounge area.

### LOUNGE

17' 7" x 11' 11" (5.37m x 3.65m)

The spacious lounge features a central fireplace with an electric fire in situ, a radiator, and a window to the front elevation providing plenty of natural light. The room also includes stairs rising to the first-floor landing and a door leading through to the kitchen, creating a practical and welcoming layout.

### KITCHEN

12' 0" x 8' 8" (3.67m x 2.65m)

The kitchen offers a range of 'shaker' style wall, base, and drawer units with a contrasting worktop, tiled splashback and tile effect laminate flooring. A stainless-steel sink and drainer with a mixer tap over, a fitted electric oven with hob and extractor fan above, along with space for a washing machine

and room for a small dining table if desired.

Additional features include fitted shelving, a radiator, a window to the rear elevation, and a glazed uPVC door providing direct access to the rear garden.

### FIRST FLOOR LANDING

8' 6" x 2' 11" (2.61m x 0.89m)

The first-floor landing includes a radiator, window to the front elevation, loft access and provides access to both bedrooms and the shower room.

### BEDROOM 1

12' 0" x 8' 7" (3.66m x 2.62m)

The first bedroom offers a window to the rear elevation and includes a radiator, making it a bright and comfortable space.



First Floor Landing



Bedroom One



Virtually Staged - Bedroom One



Bedroom Two

## BEDROOM 2

10' 1" x 8' 7" (3.09m x 2.63m)

The second bedroom features a window to the front elevation, along with fitted wardrobe storage complete with fully mirrored doors. The room also includes a radiator, creating a comfortable and practical space

## SHOWER ROOM

8' 9" x 5' 0" (2.69m x 1.54m)

The shower room is a good-sized, well-equipped space featuring tiled flooring and walls, a wash hand basin with a wall-mounted mirror above, a WC, and a corner shower cubicle with sliding doors and an electric shower in situ. Additional fittings include a heated towel ladder and an extractor fan, creating a practical and neatly finished room.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## PARKING

To the side of the property lies a neatly presented driveway, part paved and part gravel, offering off-street parking for at least two vehicles.

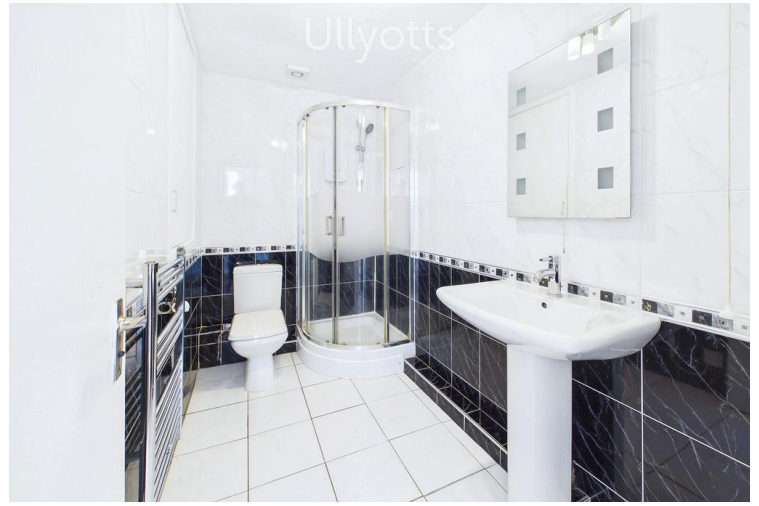
## OUTSIDE

The front garden is mainly laid to lawn and benefits from colourful plants and shrubs, creating an attractive frontage. A driveway runs alongside the property and leads to gated access into the rear garden.

The rear garden offers a pleasant mix of patio, a gravelled area, and lawn, with a mature tree positioned at the bottom of the garden. The space is enclosed by fenced boundaries and includes a timber shed ideal for garden equipment and storage.



Virtually Staged - Bedroom Two



Shower Room



Rear Garden



Bridlington Beach

## 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 - A

## 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 (56.1 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



Ulllyotts  
Estate Agents

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

56.1 m<sup>2</sup>  
602 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
7 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



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