



4 St Alban Road
Bridlington
YO16 7SS

ASKING PRICE OF

£179,950

3 Bedroom Semi-Detached House



Kitchen / Dining Area



3



1



1



Off Road
Parking



Gas Central Heating

4 St Alban Road, Bridlington, YO16 7SS

A beautifully presented three-bedroom semi-detached family home situated in a popular and convenient location on St Albans Road, Bridlington. This property offers bright, well-proportioned living spaces, a modern kitchen, inviting lounge, and a private rear garden - ideal for everyday family life. With local amenities, schools, and transport links close by, this is a fantastic place to call home.

The Saints area in Bridlington is just north of the town centre and is a vibrant and well-served location, ideal for families and professionals. Nestled between Fortyfoot and St. John's Street, the area benefits from a wide range of amenities, including a nursery, hairdresser, café, fish and chip shop, convenience store and beauticians. Aldi is also

within comfortable walking distance. The Queensgate Park is a pleasant green open recreational space. Dukes Park is the home to Rugby, Football, Tennis and Bowls and is a great open green space. The area is also served by excellent educational facilities including Bay Primary (ages 3-11), Martongate Primary (ages 3-11), Headlands School (ages 11-18) and East Riding College.



Entrance Hall



Lounge



Kitchen



Kitchen/Dining Area

Accommodation

ENTRANCE HALL

12' 8" x 5' 8" (3.88m x 1.73m)

The entrance hall offers a warm and welcoming first impression, featuring attractive wooden floorboards, a composite entrance door and a staircase rising to the first floor. There is useful under stairs storage housing the combi boiler, along with space for coat hanging. Doors from the hall provide access to the main lounge and the kitchen dining area, with a radiator providing heating, creating a practical and well-flowing layout ideal for modern day living.

LOUNGE

14' 8" x 11' 7" (4.48m x 3.55m)

The lounge is a bright and comfortable living space, enhanced by a large south-east facing window that allows plenty of natural light to flood the room. Finished with coving and laminate flooring, the room also features a brick-built feature fireplace with an electric fire, creating an attractive focal point and a warm, inviting atmosphere.

KITCHEN/DINING AREA

16' 0" x 11' 3" (4.88m x 3.44m)

The kitchen dining area is well appointed with a range of wall and base units complemented by worktops and tiled splashbacks. Wood-effect LVT flooring runs throughout, with inset spotlights providing a modern finish. There is an electric oven with gas hob and extractor over, along with a stainless steel sink and drainer positioned beneath a window overlooking the rear garden. A useful storage cupboard with shelving is also included, and a uPVC door provides direct access out to the garden, making this a practical and attractive family space.

LANDING

9' 4" x 3' 0" (2.85m x 0.93m)

The landing provides access to all rooms and features a loft hatch leading to a fully boarded loft. A side window allows natural light into the space, creating a bright and practical central area to the first floor.



Dining Area



Landing



Bedroom 1

BEDROOM 1

11' 9" x 11' 2" (3.60m x 3.41m)

The double bedroom is a well-proportioned room featuring a window to the front, allowing plenty of natural light. Finished with coving and a radiator.

BEDROOM 2

11' 2" x 10' 11" (3.41m x 3.33m)

This double bedroom benefits from a window to the rear, providing a pleasant outlook and good natural light. The room includes a useful storage cupboard with shelving and a radiator, making it a practical and comfortable space.

BEDROOM 3

7' 1" x 6' 1" (2.16m x 1.87m)

This single bedroom features a window to the front, and is fitted with a radiator, creating a bright and comfortable space.



Bedroom 2

SHOWER ROOM

6' 0" x 6' 0" (1.84m x 1.83m)

The shower room is fitted with a shower tray and glass screen, complete with a thermostatic shower. It also features a vanity wash hand basin, WC, and wet wall surrounds, all set against wood-effect LVT flooring. Inset spotlights, a heated towel rail, and an extractor fan complete this modern and practical space.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom 3



Shower Room



Garden

OUTSIDE

The rear garden is a triangular-shaped space laid mainly to lawn, with a paved seating area perfect for relaxing or entertaining. An outhouse with power connected provides an ideal space for a utility area or additional storage.

The front garden is laid to lawn and enclosed, with a driveway to the side providing off-road parking.

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 Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 84 sq m (904 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





4 St Alban Road

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Old Town

West Hill

Hilderthorpe

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