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**9 St. Chad Road, Bridlington, YO16 4DY**

**Price Guide £583,000**



# 9 St. Chad Road

Bridlington, YO16 4DY

## Price Guide £583,000



Welcome to the desirable St. Chad Road, Bridlington. This commanding and traditional detached house presents an exceptional opportunity for families seeking a spacious and comfortable home.

Boasting three generous reception rooms, this property is designed for both relaxation and entertaining, providing ample space for family gatherings and social events.

The residence features four well-appointed bedrooms, each offering a retreat for rest and relaxation. With two bathrooms, convenience is at the forefront, ensuring that busy mornings run smoothly for the entire family.

Set on a large plot, the property is surrounded by beautifully maintained gardens, perfect for outdoor activities and enjoying the fresh air. The expansive grounds provide a wonderful space for children to play and for adults to unwind in a serene environment.

Parking is a significant advantage, with extensive space available, making it ideal for families with multiple cars or for hosting guests.

Situated in a prime residential area just off Queensgate, this home offers easy access to the town centre, the picturesque North Bay, and Queensgate and Dukes parks. Excellent bus routes and nearby shops further enhance the convenience of this location.

This delightful property is an ideal family home, combining spacious living with a prime location, making it a must-see for anyone looking to settle in Bridlington.

### Entrance:

Door into an inviting inner porch where the tiled floor sets a refined first impression. Another door opens into a generous inner hall, elegant feature wall panelling and parquet flooring adding a sense of character. An understairs cupboard offers discreet storage, while a central heating radiator ensures the space feels welcoming in every season.

### Lounge:

18'6" x 12'11" (5.66m x 3.94m)

A generous, double-aspect living space filled with natural light, centred around an elegant inset multi-fuel stove set on a polished marble hearth. A sweeping UPVC double-glazed bay window with stylish shutter blinds frames the front of the room, while matching upvc double glazed French doors open directly onto the rear garden, creating a seamless indoor-outdoor feel. Modern central-heating radiator ensures all year round comfort.

### Sitting room:

14'11" x 12'9" (4.57m x 3.89m)

A spacious front facing room, centred around a modern gas stove set in a marble inset with a sleek wooden surround. A upvc double-glazed bay window with shutter blinds floods the space with daylight, and two radiators provide comfortable, even warmth throughout.

This room would make an ideal play room.

### Kitchen/diner:

26'4" x 13'10" (8.04m x 4.22m)

The kitchen unfolds as a bright, contemporary space, fitted with an elegant range of modern base and wall units and finished with sleek Quartz worktops. A ceramic

one-and-a-half sink unit, two UPVC double-glazed windows, filling the room with natural light. Integrated appliances — fridge and freezer — keep the layout clean and uncluttered. Range gas cooker with extractor above blends seamlessly into the design.

A deep built-in storage cupboard neatly houses the gas boiler and hot water store, adding practicality without compromising style. Subtle under-cupboard lighting creates a warm, ambient glow in the evenings, and bi-folding doors open directly onto the rear garden, making the kitchen feel wonderfully connected to the outdoors. A central heating radiator ensures the space stays cosy year-round. Double doors to:

### Garden room:

17'10" x 9'1" (5.45m x 2.79m)

A warm, inviting rear-facing room with two UPVC double-glazed windows drawing in plenty of natural light throughout the day. A central-heating radiator keeps the space cosy year-round, while the UPVC double-glazed French doors open directly onto the rear garden, creating a lovely flow between indoors and out.

### Utility:

9'8" x 4'5" (2.95m x 1.35m)

Fitted with a range of modern base and wall units, Quartz worktops, Belfast sink unit, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

### Wc:

5'9" x 4'5" (1.76m x 1.37m)

Wc, wash hand basin with vanity unit, part wall tiled, built in storage cupboard housing tumble dryer, upvc double glazed window and chrome ladder radiator.

### First floor:

A spacious landing, two upvc double glazed windows and two central heating radiators.

### Bedroom:

15'0" x 11'9" (4.59m x 3.60m)

A spacious front facing double room, upvc double glazed bay window with shutter blinds and central heating radiator.

### Bedroom:

17'5" x 12'10" (5.32m x 3.93m)

A spacious front facing double room, built in wardrobes, upvc double glazed bay window with shutter blinds and central heating radiator.

### Bedroom:

13'8" x 9'3" (4.18m x 2.83m)

A rear facing double room, upvc double glazed window and central heating radiator.

**En-suite:**

9'6" x 3'4" (2.90m x 1.04m)

Comprises a modern suite, walk in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, upvc double glazed window and vertical radiator.

**Bedroom:**

7'2" x 6'5" (2.20m x 1.98m)

A front facing single room, upvc double glazed window and central heating radiator.

**Bathroom:**

10'5" x 7'11" (3.18m x 2.43m)

Comprises a modern suite featuring a relaxing bath with a plumbed-in shower above, a sleek W/C, and a contemporary wash hand basin set within a stylish vanity unit. The walls and floor are fully tiled for a polished, high-end finish, complemented by a chrome ladder radiator that adds both warmth and flair. A handy built-in storage cupboard keeps everything neatly tucked away, while the UPVC double-glazed window fills the room with natural light.

**Exterior:**

The front of the property opens with an impressive garden, framed by a generous lawn and mature hedge-lined borders that create a sense of privacy and charm. To the side, secure gated access reveals an expansive driveway—ideal for multiple vehicles—which leads effortlessly to the garage and the beautifully kept rear garden beyond.

**Garden:**

To the rear of the property lies a beautiful private garden, designed for both relaxation and entertaining. A generous patio opens onto a well-kept lawn, complemented by a second seating area beneath a pergola. Mature flower beds, established shrubs and neat hedging frame the space, creating a sense of calm and seclusion. The garden also features a timber-built summer house, a substantial storage shed, and a convenient outdoor water point—an ideal setting for enjoying the outdoors in every season.

**Garage:**

18'5" x 10'2" (5.62m x 3.10m)

A brick built garage, electric roller door, power, lighting and side courtyard door.

**Boot room:**

9'9" x 7'3" (2.99m x 2.23m)

Belfast sink unit, electric shower, upvc double glazed window and upvc double glazed door onto the garden.

**Notes:**

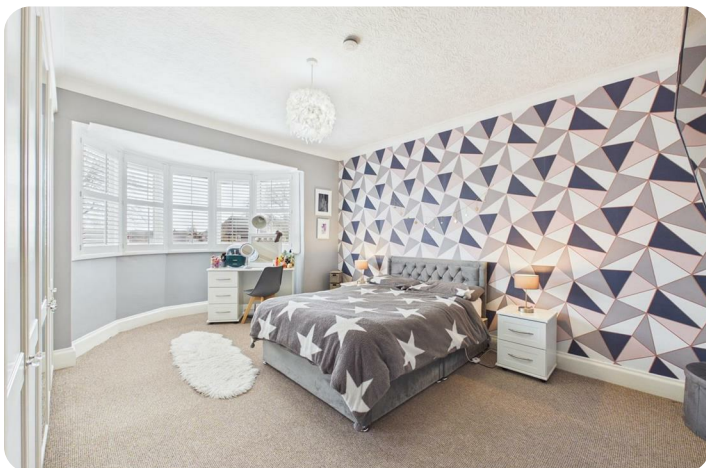
Council tax band: E

**Purchase procedure**

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

**General Notes:**

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



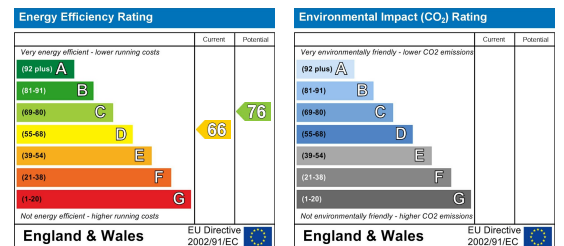
### Floor Plan



### Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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