



25 Queensgate Square
Bridlington

YO16 4JW

ASKING PRICE OF

£175,000

3 Bedroom Semi-Detached House



Kitchen/Dining Area



3



1



1



Off Road
Parking



Gas Central Heating

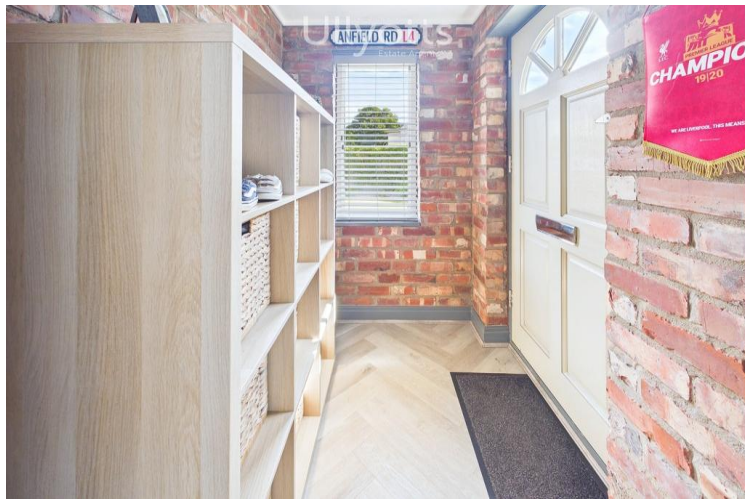
25 Queensgate Square, Bridlington, YO16 4JW

Beautifully presented throughout, this charming semi-detached home is the perfect choice for first-time buyers or a growing family. Offering a welcoming lounge, a spacious dining kitchen, three bedrooms and a stylish family bathroom, the property combines comfort with practicality. Outside, it boasts generous front and rear gardens, off-road parking, and has been impeccably maintained, creating a home that is ready to move straight into.

The Queensgate Square 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. A bus stop is located just outside the property for easy transport links.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops, and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Entrance Porch



Lounge



Dining Area



Kitchen

Accommodation

ENTRANCE PORCH

5' 8" x 4' 3" (1.73m x 1.31m)

The property is entered via a glazed wooden door leading into a useful entrance porch, featuring a window to the front elevation and ample space for shoe and coat storage. Attractive herringbone-effect LVT flooring flows seamlessly from the porch throughout the entire ground floor, creating a stylish finish. A composite door opens into the welcoming entrance hall, which provides access to the principal ground floor accommodation and the staircase rising to the first-floor landing.

LOUNGE

16' 6" x 11' 10" (5.05m x 3.62m)

The lounge enjoys a window to the front elevation, allowing plenty of natural light to fill the room. Finished with decorative coving and inset spotlights, the space also features an attractive fireplace with a tiled hearth, creating a lovely focal point. French doors to the rear open directly onto the garden, providing an excellent connection between the indoor and outdoor living spaces.

KITCHEN/DINING AREA

16' 6" x 12' 1" (5.05m x 3.69m)

The modern kitchen dining area benefits from a bay window to the front elevation, complete with a charming, fitted window seat. The kitchen is fitted with a stylish range of gloss handleless wall, base and drawer units, complemented by wood-effect worktops with matching upstands. Integrated appliances include a washing machine, dishwasher, an electric oven and a four-ring electric hob with a tiled splashback and fitted extractor hood over, together with space for a freestanding fridge freezer. A stainless steel sink and drainer with a mixer tap is positioned beneath a window overlooking the rear garden, while a composite door provides direct access outside. There is ample space for a dining table, a radiator, and a useful built-in storage cupboard, providing excellent additional storage.

FIRST FLOOR LANDING

9' 10" x 4' 4" (3.00m x 1.33m)

The first-floor landing benefits from a window to the rear elevation, allowing for plenty of natural light, and provides access to the loft space via a hatch. Doors lead to all three bedrooms and the family bathroom.



Landing



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 1

12' 2" x 9' 5" (3.73m x 2.88m)

Bedroom One is a well-proportioned double room benefiting from a window to the front elevation, allowing for plenty of natural light. A feature panelled wall adds character, while a radiator provides warmth and a built-in storage cupboard.

BEDROOM 2

10' 2" x 9' 10" (3.12m x 3.00m)

The second bedroom, also a double room benefiting from a window to the front elevation. A feature panelled wall adds character, while a radiator provides warmth. The room features fitted wardrobes with ample hanging space, shelving and drawer storage, together with a useful built-in storage cupboard and a radiator.

BEDROOM 3

8' 8" x 6' 9" (2.65m x 2.06m)

Bedroom Three is currently utilised as a child's nursery and benefits from a window to the rear elevation, a radiator, and attractive feature wall panelling. A versatile room, it could also be used as a home office, dressing room or hobby room to suit a variety of needs.

BATHROOM

8' 7" x 5' 8" (2.64m x 1.74m)

The modern family bathroom is fitted with a P-shaped bath featuring a glazed shower screen and a dual-head thermostatic shower over. A contemporary vanity wash hand basin with a fitted mirror above and a WC complete the suite. A window to the rear elevation provides natural light and ventilation, while inset spotlights offer additional illumination. The room is finished with attractive tiled walls, herringbone-effect vinyl flooring, a heated towel rail, and a useful built-in storage cupboard housing the gas central heating boiler.

CENTRAL HEATING

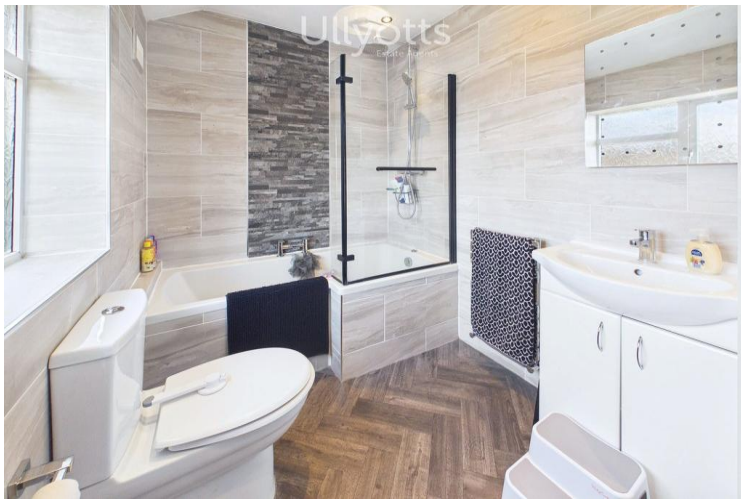
Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

To the side of the property, a hardstanding driveway provides off-road parking, complemented by a further gravelled area offering additional parking. The generous frontage is well maintained, providing both practicality and an attractive approach to the home.



Bathroom



Garden



Outside Storage



Parking

OUTSIDE

To the front, the property is set back from the road behind an established hedge and enjoys a generous lawned garden, creating an attractive approach to the home. A gated pathway leads to the front entrance, while gated side access provides convenient access to the rear garden.

The generously sized, westerly-facing rear garden is mainly laid to lawn and offers an excellent outdoor space for families and entertaining. A paved patio provides the perfect spot for garden furniture and al fresco dining, while there is ample space for a garden shed to the bottom of the garden. A barked play area is currently in situ, making it ideal for young families, and the garden is beautifully complemented by a variety of colourful shrubs and planted borders, creating an attractive and well-maintained outdoor setting.

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 - AWAITED

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.

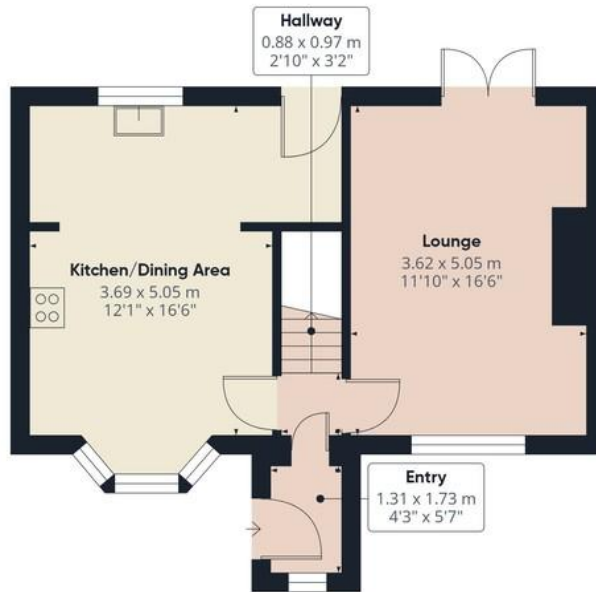
Floor plans are for illustrative purposes only.

VIEWING

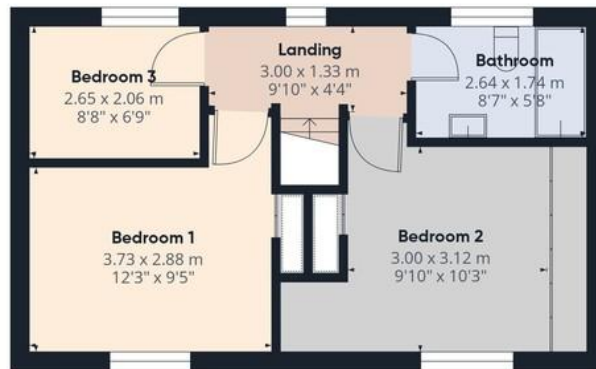
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 83 sq m (889 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area⁽¹⁾
82.6 m²
888 ft²

(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





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