



178 Queensgate
Bridlington
YO16 6RW

GUIDE PRICE

£239,950

3 Bedroom Semi-Detached House



Garden

 3
  2
  1
  Garage, Off Road Parking
  Gas Central Heating

178 Queensgate, Bridlington, YO16 6RW

Welcome to this traditional style semi-detached home, pleasantly situated within the ever-popular Queensgate Extensions area of Bridlington. Offering a lovely feel throughout, the property provides well-proportioned accommodation comprising a lounge, dining room, kitchen and sunroom, with three bedrooms and a pleasant bathroom to the first floor. Outside, there is a private rear garden, garage and off-road parking and the added benefit of no onward chain. This property could benefit from some cosmetic updating and offers plenty of potential for the new owner in a sought-after location.

Queensgate Extensions is a popular and well-established residential area situated just north of Bridlington town centre, appealing to families and retirees alike with its mix of traditional houses and bungalows. A nearby parade of shops provides everyday conveniences, including a hairdresser, café and beauticians, while Queensgate Children's Play Park and its surrounding green space offer a pleasant spot for outdoor leisure. The nearby Flamborough Road provides further amenities, including a Tesco Express, takeaways, an

international delicatessen and bakery. Families are well catered for with a nursery, Martongate Primary School for children aged 3–11 and Headlands School for ages 11–18, all within the local area. The picturesque North Side seafront is also within comfortable walking distance, making this a particularly appealing location for those who enjoy coastal living.

Bridlington itself is a popular seaside town, renowned for its sandy beaches, historic harbour and traditional seaside charm. The Old Town offers a characterful mix of independent shops, quaint streets and historic buildings, while the seafront promenade provides a variety of traditional attractions, cafés and places to enjoy the coast. Further highlights include the impressive Sewerby Hall and Gardens and the dramatic chalk cliffs of Flamborough Head, making Bridlington an attractive place to live for those who appreciate a blend of coastal scenery, local amenities and a welcoming community.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

12' 6" x 5' 10" (3.82m x 1.79m)

The property is entered via an attractive arched uPVC door, opening into a welcoming entrance hall full of traditional character. A circular side window featuring stained glass adds a charming detail, while stairs lead to the first floor landing. Further features include a radiator, decorative picture rail and doors leading through to the lounge and kitchen.

LOUNGE

12' 4" x 11' 10" (3.78m x 3.63m)

A characterful and inviting reception room, featuring a bay window to the front elevation which allows plenty of natural light to fill the space. The room is enhanced by decorative coving, feature wallpaper and a central fire surround with a gas fire in situ, providing a traditional focal point. A radiator ensures comfort, while double doors lead through to the dining room, creating a natural flow between the two reception spaces and offering flexibility for both everyday living and entertaining.

DINING ROOM

14' 9" x 10' 7" (4.50m x 3.23m)

A generously proportioned second reception room, offering ample space for a family dining table and additional

furnishings. A window to the rear elevation brings in natural light, while a wall-mounted electric fire provides an additional focal point. The room also benefits from a radiator, coving and useful storage cupboards with shelving, ideal for keeping household essentials neatly organised. A door leads directly into the sunroom, adding to the versatility of the ground-floor accommodation.

KITCHEN

20' 3" x 5' 11" (6.18m x 1.82m)

The kitchen could benefit from upgrading. It is fitted with a comprehensive range of wall, base, drawer and display units, complemented by wood-effect work surfaces and tiled splashbacks. A wall-mounted gas central heating boiler is an added practical feature. A one-and-a-half-bowl ceramic sink with mixer tap is positioned beneath a window to the side elevation, while a further rear-facing window provides additional natural light. The kitchen is equipped with a fitted electric oven, gas hob and extractor fan, together with under-counter space for a washing machine, fridge and freezer. Further benefits include tile-effect laminate flooring, a radiator and a useful under-stairs storage cupboard. A uPVC door provides access to the side driveway, while a further door leads through to the sunroom.



Kitchen



Sunroom



Landing

SUNROOM

10' 11" x 8' 6" (3.34m x 2.60m)

A wonderful addition to the property, the sunroom provides a versatile further reception space, conveniently accessed from both the dining room and kitchen. With wood-effect laminate flooring and a radiator, the room can be enjoyed throughout the seasons and offers plenty of potential for use as a sitting area, garden room or additional space for entertaining. Windows overlook the rear garden, while French doors provide direct access outside, allowing the garden to become an extension of the living space during warmer months. A useful storage cupboard with shelving completes the room.

FIRST FLOOR LANDING

9' 6" x 3' 8" (2.90m x 1.13m)

The staircase leads to the first-floor landing, where a side-facing window allows natural light into the space. Doors lead to all three bedrooms and the family bathroom.

BEDROOM 1

15' 8" x 9' 1" (4.79m x 2.78m)

A particularly attractive principal bedroom, featuring a large bay window to the front elevation which provides a pleasant outlook and creates a light and airy atmosphere. The room offers generous space for bedroom furnishings and benefits from decorative coving, a radiator and fitted wardrobes



Bedroom 1

incorporating hanging space and drawers, providing practical built-in storage while helping to maximise the available floor space.

BEDROOM 2

12' 4" x 10' 10" (3.77m x 3.32m)

A well-proportioned second bedroom, offering ample room for a double bed and additional bedroom furniture. A window to the rear elevation provides natural light, while decorative coving and a radiator add to the room's comfort and character.

BEDROOM 3

7' 7" x 6' 11" (2.33m x 2.11m)

The third bedroom enjoys a window to the front elevation, allowing natural light to brighten the room. Decorative coving and wood-effect laminate flooring add to the finish, while the space offers flexibility for use as a single bedroom, nursery, home office or dressing room, depending on individual requirements.

BATHROOM

8' 9" x 6' 11" (2.68m x 2.11m)

The bathroom is fitted with a panelled bath with shower attachment, complemented by an electric shower and a folding glazed shower screen. A wash hand basin and WC complete the suite, while tiled walls and flooring provide a practical



Bedroom 2



Bedroom 3



Bathroom



Garden

finish. The room further benefits from a window to the side, a heated towel ladder, recessed spotlight with extractor fan. Decorative coving and a loft hatch complete the accommodation.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE & PARKING

16' 5" x 9' 1" (5.01m x 2.78m)

A paved driveway provides convenient off-street parking and leads to the garage, which features an up-and-over door to the front elevation, along with a metal personnel door providing direct access into the rear garden.

OUTSIDE

To the front, the property is set back from the road behind a low-level wall, with an open driveway providing off-street parking. The front garden features an attractive curved lawn, edged with flower beds containing a variety of established shrubs and plants, adding colour and interest. The remaining front and side areas are neatly paved, creating a practical, low-

maintenance space, with a gate providing access through to the rear garden.

The private rear garden offers a pleasant balance of paved and lawned areas, providing plenty of scope for outdoor enjoyment. A paved patio creates an ideal spot for garden furniture, al fresco dining or relaxing in the warmer months, with a lawned area beyond and a flower bed running along the side. Fenced boundaries, together with established trees and shrubs beyond, help create a good degree of privacy, making this a lovely outdoor space to enjoy.

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 - AWAITED

The digitally calculated floor area is (110.1 m2/1184 ft2). This area may differ from the floor area on the Energy Performance Certificate.



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 Ulyyotts 01262 401401 - Option 1.

Regulated by RICS



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