



21 Grassland Drive
Bridlington
YO15 3BT

ASKING PRICE OF

£220,000

5 Bedroom Semi-Detached House

Est. 1891
Ulllyotts
Estate Agents

01262 401401



Garden

 5
  1
  2
  Garage, Drive
  Gas Central Heating

21 Grassland Drive, Bridlington, YO15 3BT

A beautifully presented modern five-bedroom family home, built in recent years and offering spacious, versatile accommodation arranged over three floors. The ground floor comprises a welcoming lounge, a stylish open-plan dining kitchen, and a convenient cloakroom/WC. The first-floor hosts three bedrooms and the family bathroom, while the second floor offers two further double bedrooms, including a generous principal suite complete with an en-suite shower room. Externally, the property benefits from a private driveway providing off-street parking, an electric vehicle charging point, and access to the garage. To the rear is a pleasant, enclosed garden, creating the perfect space for outdoor dining, entertaining, or family enjoyment.

Salkeld Meadows is a new development situated just off Kingsgate on the south side of the town centre, offering a highly desirable and convenient location with excellent amenities close at hand. The area is well served by a range of respected schools including Hilderthorpe Primary School, Our

Lady & St Peter Catholic School and Bridlington School, catering for all age groups. Everyday conveniences are within easy reach, with retailers including Lidl, Tesco, B&Q and B&M nearby, along with the popular Lobster Pot public house and eatery. The stunning South Side beach and seafront are just a short stroll away, while Belvedere Golf Course is also close by, making this an ideal setting for families, professionals and those seeking coastal living with superb local facilities.

Bridlington is a charming coastal town on the east coast of Yorkshire, renowned for its beautiful sandy beaches, historic harbour and traditional seaside atmosphere. Popular with both residents and visitors alike, the town offers a wonderful blend of classic coastal attractions including amusement arcades, fresh seafood stalls and picturesque promenades, alongside notable landmarks such as Bridlington Priory and Sewerby Hall and Gardens. Surrounded by dramatic coastal scenery, nearby cliffs and nature reserves provide excellent opportunities for walking, birdwatching and enjoying stunning views across the North Sea.



Front Door



Entrance Hall



Lounge



Lounge

Accommodation

ENTRANCE HALL

6' 9" x 3' 8" (2.07m x 1.12m)

Entrance to the property is via a contemporary pink composite front door opening into a welcoming entrance hall, finished with tile-effect vinyl flooring. The hall benefits from a radiator, staircase rising to the first-floor landing, and a door providing access to the lounge.

LOUNGE

12' 7" x 11' 5" (3.84m x 3.49m)

The lounge is finished with the same attractive tile-effect vinyl flooring that flows seamlessly throughout the ground floor. A box bay window to the front elevation, complete with fitted shutters that continue throughout much of the home, allows an abundance of natural light to fill the room. The accommodation is further enhanced by a radiator and a door leading through to the open-plan dining kitchen.

KITCHEN/DINING AREA

14' 6" x 8' 10" (4.44m x 2.70m)

The impressive open-plan dining kitchen is fitted with a stylish range of cream shaker-style wall, base and drawer units, complemented by wood-effect work surfaces. Integrated appliances include a fridge freezer, dishwasher, washing machine, electric oven with a gas hob and extractor hood over,

while the gas central heating boiler is neatly housed within a cupboard. Offering ample space for a family dining table, this superb room is ideal for both everyday living and entertaining. Additional doors lead to a useful storage cupboard and the ground floor W.C., while French doors with integral blinds open onto the rear garden, seamlessly blending indoor and outdoor living.

FIRST FLOOR LANDING

12' 11" x 5' 11" (3.94m x 1.81m)

The first-floor landing provides access to three bedrooms and the family bathroom, together with a further staircase rising to the second floor, where the remaining accommodation can be found.

BEDROOM

14' 7" x 9' 3" (4.46m x 2.84m)

The largest bedroom on the first floor enjoys two windows to the front elevation, filling the room with natural light while taking advantage of attractive open views. The room is further enhanced by a radiator, creating a bright and comfortable space.



Kitchen/Dining Area



Kitchen/Dining Area



WC



Landing

BEDROOM

9' 9" x 8' 3" (2.98m x 2.53m)

The second bedroom on this floor benefits from a window overlooking the rear elevation, providing a pleasant outlook and an abundance of natural light. The room is completed by a radiator.

BEDROOM

6' 6" x 6' 0" (1.99m x 1.83m)

The third bedroom on this level is a versatile single bedroom, ideal for use as a nursery, home office, or craft room depending on the needs of the new owner. The room benefits from a window to the rear elevation, allowing natural light into the space, and is completed with a radiator.

BATHROOM

8' 3" x 5' 8" (2.53m x 1.73m)

The family bathroom is fitted with a panelled bath with glazed shower screen and thermostatic shower over, complemented by a tiled surround. Further features include a wash hand basin with tiled splashback, WC, side elevation window providing natural light and ventilation, and an extractor fan.

SECOND FLOOR LANDING

5' 8" x 3' 1" (1.74m x 0.96m)

The second floor landing offers a radiator, a storage cupboard and door to the two final bedrooms.

BEDROOM

14' 7" x 10' 0" (4.47m x 3.05m)

The principal bedroom on this level benefits from two windows to the rear elevation, allowing plenty of natural light into the room. The accommodation is completed by a radiator and a door leading to the en-suite shower room.

ENSUITE

5' 8" x 5' 5" (1.74m x 1.67m)

The en-suite shower room is fitted with a shower enclosure housing a thermostatic shower, complemented by a wash hand basin with tiled splashback and a low-level W.C. A window provides natural light and ventilation, creating a practical and well-appointed additional facility.

BEDROOM

14' 7" x 9' 1" (4.46m x 2.78m)

The final bedroom benefits from two windows to the front elevation, providing plenty of natural light and enjoying attractive open views. The room is further enhanced by a radiator and a useful storage cupboard.

CENTRAL HEATING

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



Bedroom



Virtually Staged Bedroom



Bedroom



Virtually Staged Bedroom

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE / PARKING

20' 4" x 10' 7" (6.21m x 3.23m)

The garage benefits from an up-and-over door and is connected with both power and lighting. To the front, a private driveway provides convenient off-street parking and is further enhanced by an electric vehicle charging point.

OUTSIDE

To the front, the property is set behind a small lawned area with a paved pathway leading to the entrance.

To the rear, the garden features a fitted pergola covering a paved patio area, creating an ideal space for outdoor dining and entertaining, with a gate providing access to the driveway. The remainder of the garden is predominantly laid to lawn and is beautifully complemented by a selection of colourful shrubs and planted borders, adding interest and character.

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 - RATED B

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



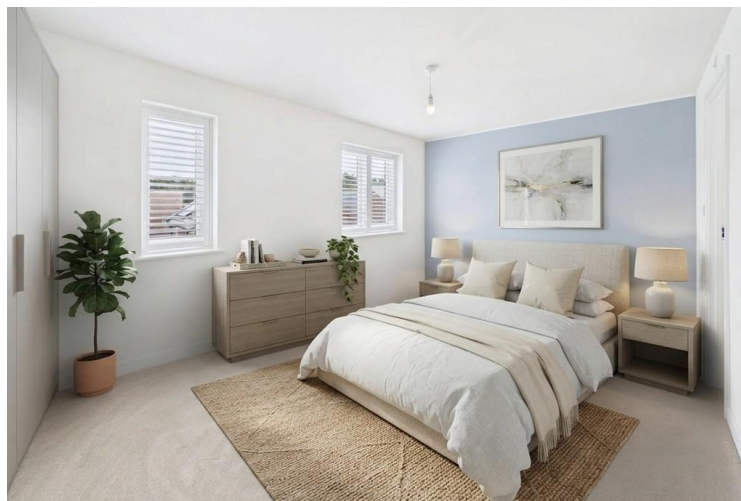
Bedroom



Virtually Staged Bedroom



Bedroom



Virtually Staged Bedroom



Ensuite



Bathroom



Patio Area



Garden

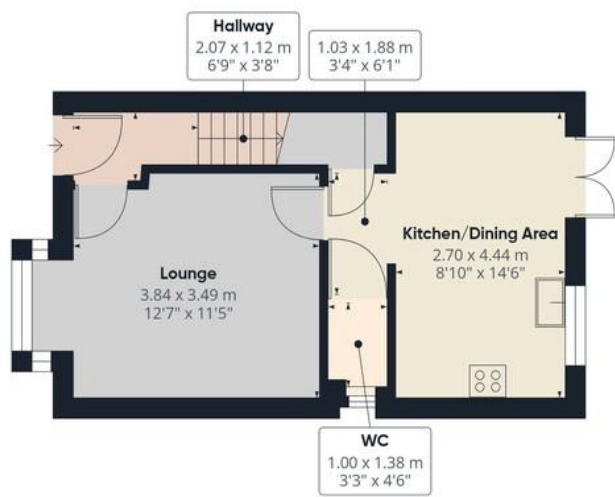


Garage



Drive and Garage

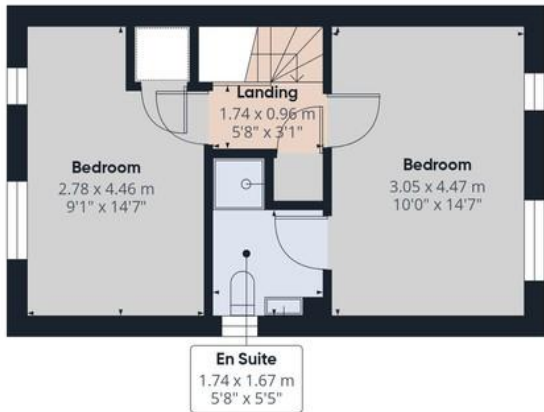
The digitally calculated floor area is (116.3 m2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
116.3 m²
1252 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.



21 Grassland Drive

Hilderthorpe

Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



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