



2 St Jude Grove  
Bridlington  
YO16 7LE

ASKING PRICE OF

**£130,000**

2 Bedroom Semi-Detached House



Kitchen /Dining area



Off Road  
Parking



Gas Central Heating

## 2 St Jude Grove, Bridlington, YO16 7LE

Ideal for a first-time buyer or investor, this two-bedroom semi-detached house provides comfortable living with off-road parking and a well-maintained rear garden. A lounge and a modern kitchen with ample dining space, perfect for entertaining downstairs. Upstairs, two well-proportioned bedrooms are complemented by a family bathroom and a separate toilet for added convenience.

The property is situated just a stone's throw from Bridlington's Old Town and close to the Priory Church. Bridlington's historic Old Town is a charming and characterful location, steeped in history and offering many amenities. The area is served by excellent schools, including New Pasture Lane and Burlington Primary Schools (ages 3-11) and Bridlington School (ages 11-18) and East Riding College. Local shops include a butcher, pharmacy,

fish and chips, fruit and veg complimented by cafes, public houses, antique shops, an art gallery, opticians, beauticians, and a florist. With its picturesque cobbled streets, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience.

Bridlington is a vibrant seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional charm. It offers a mix of coastal attractions, including a lively promenade, amusement arcades and fresh seafood, alongside a quaint Old Town with independent shops and historic buildings. With its blend of seaside fun and local heritage, Bridlington is a charming destination for both tourists and residents.



Entrance Hall



Lounge



Dining Area



Kitchen Area

## Accommodation

### ENTRANCE HALL

13' 5" x 2' 11" (4.10m x 0.90m)

The entrance is via a glazed uPVC door into the entrance hall with doors to the downstairs rooms and stairs to the first-floor landing.

### LOUNGE

11' 2" x 9' 10" (3.41m x 3.00m)

This inviting lounge offers a bay window to the front elevation, allowing plenty of natural light to fill the space. Decorative coving adds a touch of elegance, while a radiator ensures warmth along with a gas fire with a feature surround.

### KITCHEN/DINING AREA

17' 10" x 11' 8" (5.44m x 3.56m)

An open plan kitchen and dining area that benefits from wood effect laminate flooring throughout. The dining area benefits from inset spot lighting a radiator, understairs storage cupboard and the main focal point of the space is a bare brick chimney

breast with slate tile hearth and space for an electric fire. The kitchen area benefits from a range of base and drawer units with worktop over and tiled splashback, an electric oven and hob, space for a washing machine and fridge freezer, stainless steel sink and drainer with a mixer tap over, two windows to the rear elevation and a uPVC glazed door on to the rear garden.

### FIRST FLOOR LANDING

10' 5" x 2' 5" (3.19m x 0.74m)

With a window to the rear elevation, storage cupboard, loft hatch and doors to all upstairs rooms.

### BEDROOM 1

10' 4" x 10' 0" (3.15m x 3.06m)

With a window to the front elevation, coving and a radiator.



Landing



Bedroom 1



Bedroom 2

## BEDROOM 2

11' 5" x 9' 3" (3.49m x 2.82m)

With a window to the rear elevation with partial views of the Priory Church, a storage cupboard with hanging space and a radiator.

## BATHROOM

7' 6" x 4' 1" (2.29m x 1.26m)

With a panelled bath with thermostatic double head shower over, wash hand basin, tile effect vinyl flooring, tiled walls, a storage cupboard housing the gas central heating boiler and a window to the front elevation.

## WC

5' 1" x 2' 3" (1.57m x 0.70m)

With tile effect vinyl flooring, WC and a window to the side elevation.



Bathroom

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

## OUTSIDE

To the rear of the property lies a garden that benefits from a patio area which could be used for seating or dining and steps up to a raised lawned area.

## PARKING

The front of the property offers ample off-street parking for two vehicles.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.



Garden

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND – A

## ENERGY PERFORMANCE CERTIFICATE – RATED D

## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

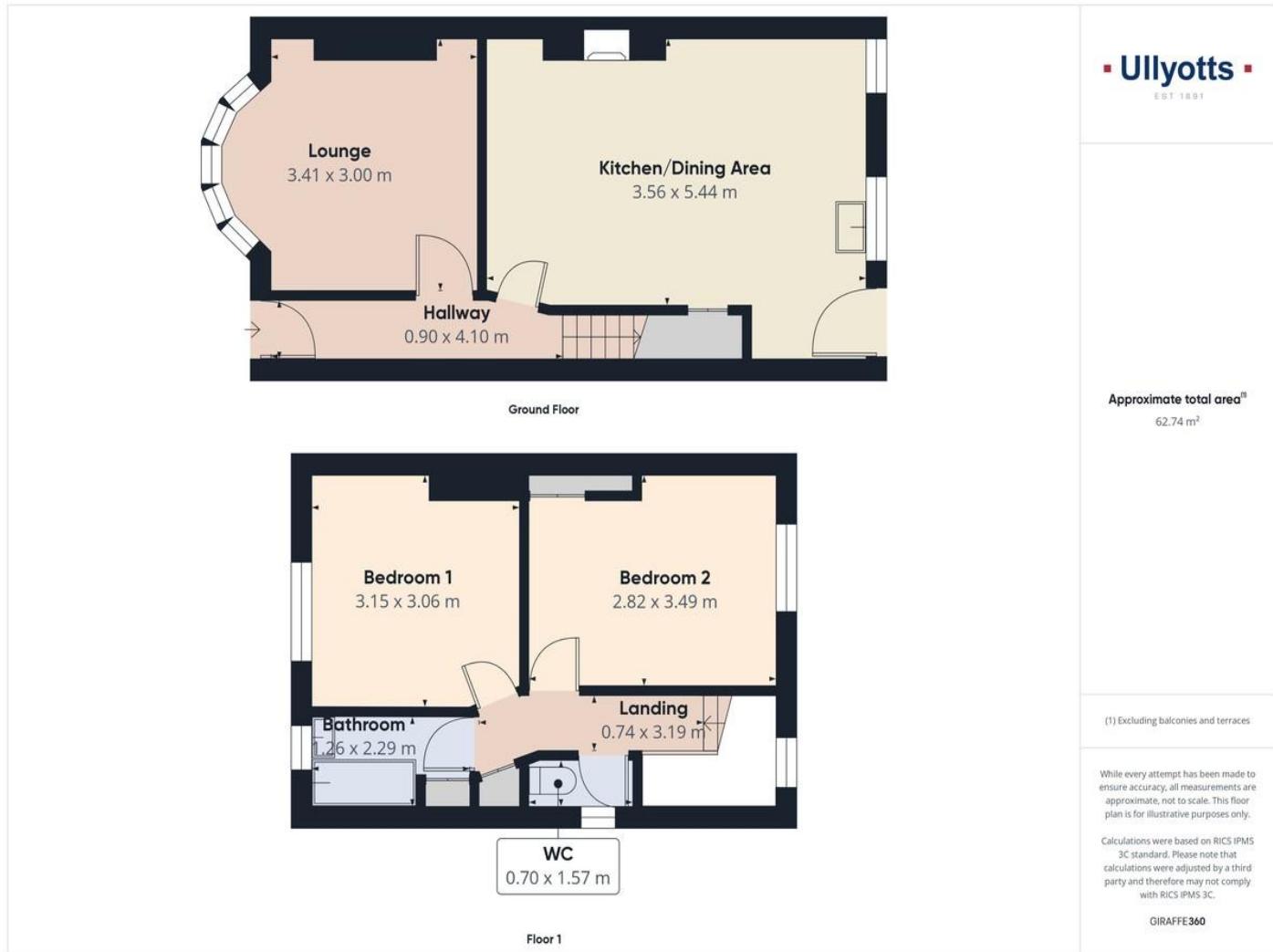
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ullyotts 01262 401401  
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 63 m<sup>2</sup> (678 ft<sup>2</sup>)



## FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



# 2 St jude Grove



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