



3 Bransdale Road  
Bridlington  
YO16 6GU

OFFERS OVER

£250,000

3 Bedroom Detached House



Garden



3



2



2



Garage, Off  
Road Parking



Gas Central Heating

### 3 Bransdale Road, Bridlington, YO16 6GU

Immaculately presented throughout and ready to enjoy from day one, this beautifully maintained detached residence occupies a pleasant position within the popular location of The Crayke. Offering a well-balanced layout with a welcoming lounge, impressive kitchen diner and ground floor WC, the first floor provides three bedrooms, including a principal bedroom with ensuite, together with a family bathroom. Outside, the property continues to impress with a pleasant rear garden, driveway and detached garage, making this a home that combines modern comfort with an easy, move-in-ready appeal.

The Crayke and Martongate are on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery

and public house. Other amenities serving the area are just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store.

The Crayke benefits from a play park and is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

Bridlington offers the charm of a classic Yorkshire seaside town with the convenience of modern living. Its award-winning sandy beaches, bustling harbour, and picturesque Old Town create a welcoming atmosphere for residents of all ages. The town provides excellent local amenities, well-regarded schools, and easy transport links, making it an appealing choice for families, retirees, and holiday-home buyers alike. With a friendly community and a relaxed coastal lifestyle, Bridlington is a place where every day feels a little brighter.



Entrance Hall



Lounge



Dining Area



Kitchen/Dining Area

## Accommodation

### ENTRANCE HALL

8' 5" x 4' 1" (2.58m x 1.26m)

The property is entered via a composite glazed door into the welcoming entrance hall, which features a radiator, doors leading to the ground floor WC and lounge, together with stairs rising to the first floor landing.

### LOUNGE

14' 8" x 10' 10" (4.49m x 3.31m)

The well-presented lounge enjoys a window overlooking the front elevation, with coving, wall lighting as well as a central light fitting and a radiator, together with a door leading through to the kitchen.

### KITCHEN/DINING AREA

17' 8" x 8' 7" (5.39m x 2.64m)

The dining kitchen provides a sociable heart to the home, fitted with a range of gloss wall, base and drawer units incorporating a wine rack, complemented by work surfaces, brick-effect tiled splashbacks and tile-effect flooring. There is space for a fridge freezer, washing machine and dishwasher, whilst integrated appliances include an electric oven, four-ring gas hob and extractor

fan. A stainless-steel sink and drainer sit beneath a window overlooking the rear elevation, with a sliding uPVC door providing direct access to the garden. The dining area offers ample room for a dining table beneath an overhead light, together with a radiator and useful, spacious under-stairs storage cupboard.

### WC

4' 9" x 3' 0" (1.45m x 0.92m)

The 'toucan toilet' offers a window to the front elevation, WC and a corner wash hand basin with a tiled splash back, radiator and feature toucan wallpaper.

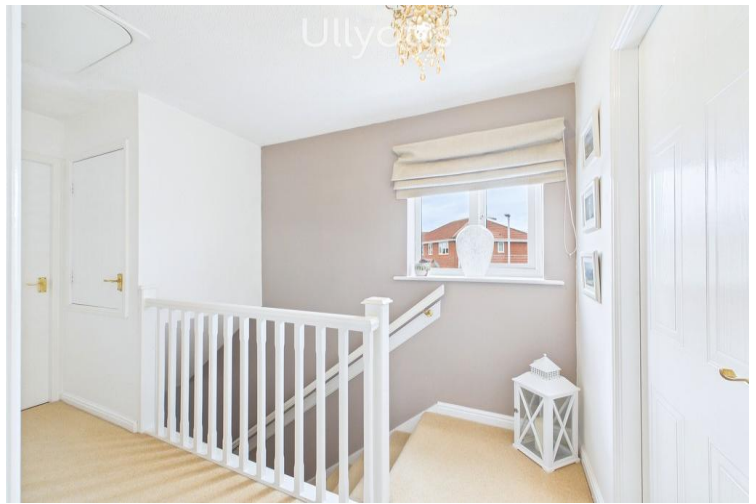
### FIRST FLOOR LANDING

11' 1" x 6' 4" (3.40m x 1.94m)

The first floor landing features a window to the side elevation, loft access and two useful storage cupboards, one housing the hot water cylinder and the other providing hanging space for coats and clothing. Doors lead off to all first-floor rooms.



Kitchen



Landing



Bedroom1

### BEDROOM 1

11' 1" x 10' 4" (3.39m x 3.15m)

The master bedroom is a well-presented and inviting room, featuring a window to the rear elevation, a stylish feature wall, radiator and door leading to the ensuite shower room.

### EN SUITE

8' 10" x 2' 10" (2.70m x 0.87m)

The en suite shower room is fitted with a window to the side elevation, WC and wash hand basin with a fitted mirror above, together with a shower enclosure housing a thermostatic shower. Tiled walls, a radiator and extractor fan complete the room.

### BEDROOM 2

10' 0" x 9' 7" (3.07m x 2.94m)

The second bedroom is a bright and comfortable room with a window to the front elevation and a radiator.

### BEDROOM 3

8' 9" x 7' 8" (2.67m x 2.34m)

The third bedroom is currently utilised as a guest room and dressing area, with a window overlooking the front elevation and a radiator.



Ensuite

### BATHROOM

6' 3" x 5' 6" (1.93m x 1.68m)

The family bathroom features a window to the rear elevation, providing plenty of natural light and ventilation, together with wood-effect vinyl flooring. The suite comprises a panelled bath with glazed shower screen and electric shower over, wash hand basin and WC, with a tiled surround and radiator completing the room.

### CENTRAL HEATING

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

### DOUBLE GLAZING

UPVC double glazing throughout.

### GARAGE / PARKING

16' 11" x 8' 7" (5.17m x 2.63m)

Brick built garage with up and over door, power and lighting.

Parking available to the drive at the side of the property



Bedroom 2



Bedroom 3



Bathroom



Garden

## GARDEN/OUTSIDE

To the front, the property is set back from the road behind an open lawned frontage, with a pathway leading to the front entrance, bordered by established shrubs and planting. A further area of garden extends to the side.

To the rear is a well-established and enclosed garden, with a combination of fenced boundaries and a fence-topped wall, together with a gateway providing access to the driveway and garage. A paved patio offers space for outdoor seating or dining, while a pathway leads through the garden to the rear gate. The lawn is complemented by colourful, established shrubs and planting, creating a pleasant and inviting outdoor space.

## 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 - D

## 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.

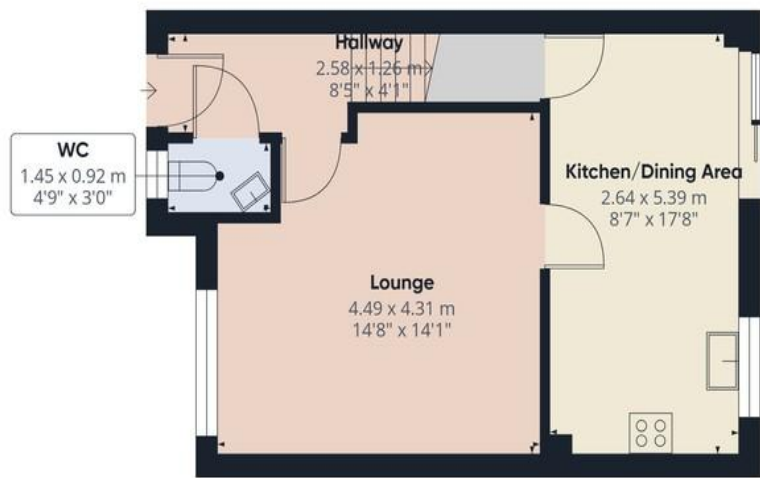
Floor plans are for illustrative purposes only.

### VIEWING

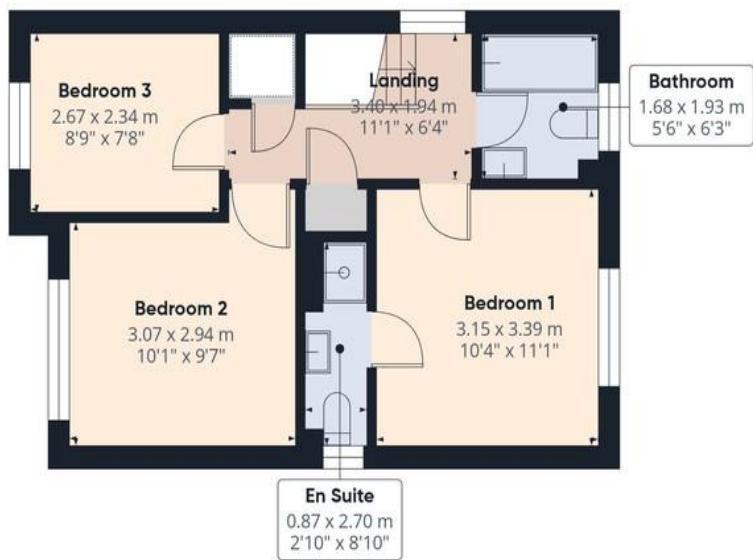
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 89 sq m (958 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



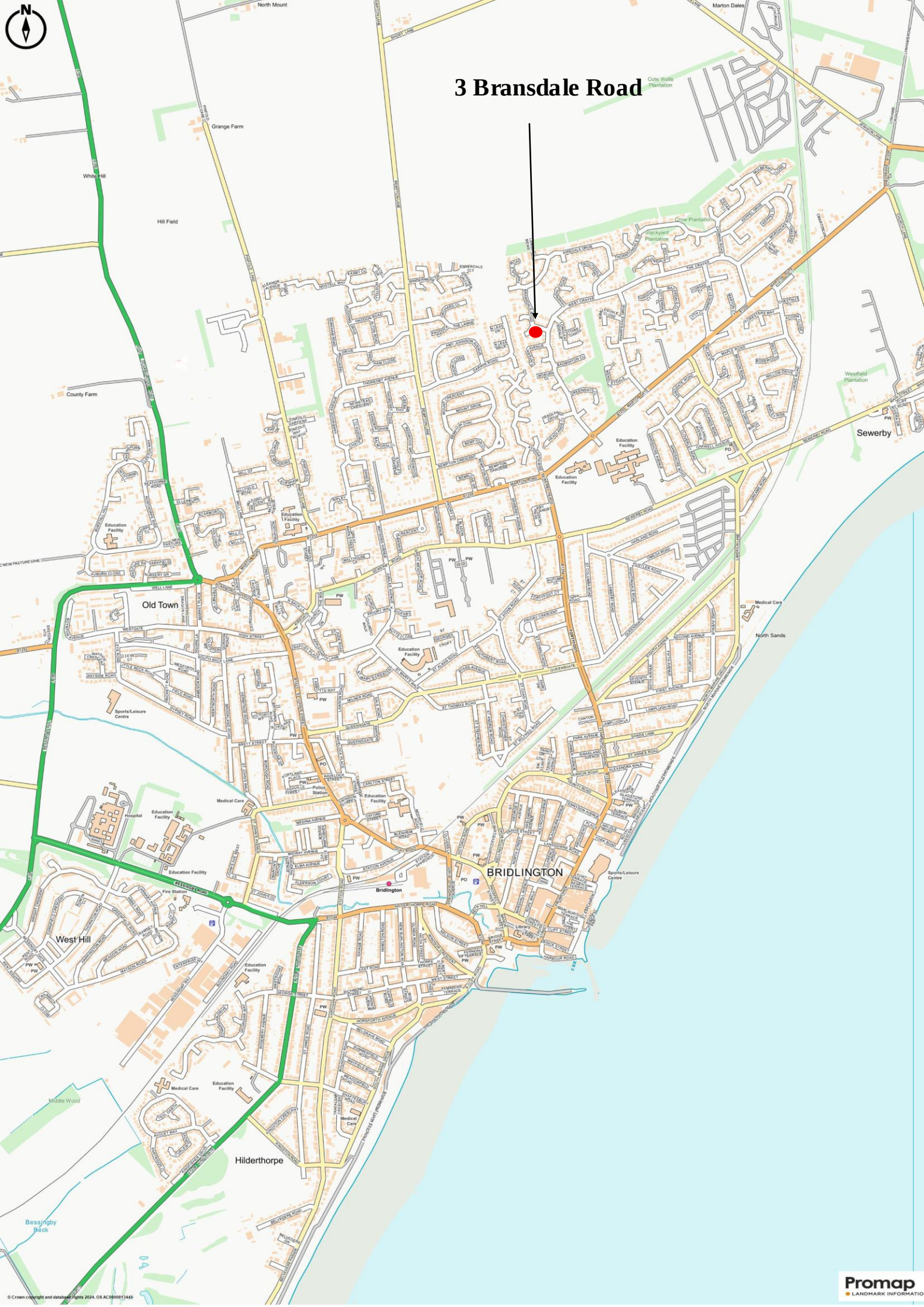
Floor 1 Building 1



Floor 0 Building 2



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