



36 Towse Pasture  
Bridlington  
YO16 6AT

ASKING PRICE

**£329,000**

**4 Bedroom Detached House**



Garden



4



2



2



Garage, Off  
Road Parking



Gas Central Heating

### 36 Towse Pasture, Bridlington, YO16 6AT

This modern detached four-bedroom home, built in recent years, offers bright and spacious accommodation throughout. It features a separate lounge alongside an impressive open-plan kitchen, dining and snug area, complemented by a utility room and a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a master with ensuite, as well as a stylish family bathroom. The property also benefits from off-street parking, a garage, and a beautifully maintained rear garden, all presented in immaculate, move-in-ready condition.

Towse Pasture is part of a new development by Peter Ward Homes, located off Scarborough Road in the coastal town of Bridlington. This modern site offers a range of high-quality homes, thoughtfully designed with contemporary living in mind. Situated in a convenient location, Towse Pasture provides easy access to local amenities including a convenience store, Starbucks Coffee to go and Greggs within the nearby fuel station.

Bridlington's charming Old Town is just a short distance away, known for its cobbled streets, the impressive Priory Church and the Bayle Gate Museum, as well as a selection of independent shops, cafés and public houses. The property is also well served by well-regarded local schools, including Burlington and New Pasture Lane Primary Schools, and Bridlington Secondary School, making it a convenient and appealing location for families.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional seaside appeal. It offers a mix of family-friendly attractions, including promenades, amusements, and scenic cliff walks along Flamborough Head. The town has a bustling fishing industry and a vibrant local food market. With a mix of independent shops, restaurants, and cultural sites like the Spa Theatre, Bridlington is a popular destination for visitors seeking a classic British seaside experience.



Entrance Hall



Hallway



Lounge



Lounge

## Accommodation

### ENTRANCE HALL

17' 8" x 6' 8" (5.40m x 2.05m)

The property is entered via a composite door into a spacious entrance hall, offering plenty of space for shoe storage and coat hanging. A side window fills the space with natural light, while a radiator and an under-stairs storage cupboard with a light add practical touches. Doors lead to all ground floor rooms, with a staircase rising to the first-floor landing. Grey wood-effect laminate flooring flows seamlessly throughout the ground floor, excluding the WC and utility room.

### LOUNGE

15' 1" x 10' 11" (4.60m x 3.34m)

The south-facing lounge is filled with natural light, featuring a charming bay window to the front and a radiator, creating a bright and welcoming living space.

### OPEN PLAN KITCHEN DINING & SNUG

19' 1" x 10' 11" (5.84m x 3.33m)

The kitchen is beautifully presented and well-equipped, featuring a range of matte grey wall and base units with a Silestone worktop and matching upstand. A 1½ inset stainless steel sink sits beneath a side-facing window, while a central island provides additional workspace, base storage, and a breakfast bar for two. Fitted appliances include a double oven, dishwasher, five-ring gas hob, and an extractor fan above the island, all complemented by inset spotlighting and a radiator.

The kitchen opens seamlessly into a dining area, offering space for a family-sized table and direct access to the patio through sliding UPVC doors. From here, an open plan snug provides an additional seating area, featuring two tall windows to the side and rear elevations and a radiator, creating a bright and versatile living space.



Kitchen/Dining Area



Kitchen/Dining Area



Snug



Utility

### UTILITY ROOM

6' 9" x 5' 3" (2.07m x 1.62m)

The utility room is a practical and well-appointed space, featuring base units with a Silestone worktop over and space and plumbing for a washing machine and tumble dryer. A radiator keeps the room warm, while a glazed UPVC door to the side provides direct access to the driveway. The floor is finished with stylish porcelain tiles for a durable and easy-to-clean surface.

### WC

5' 6" x 2' 9" (1.70m x 0.86m)

The downstairs WC benefits from a side-facing window, providing natural light and ventilation. It is fitted with a corner wash hand basin and WC, a radiator, and finished with durable porcelain tiled flooring.

### FIRST FLOOR LANDING

13' 8" x 6' 11" (4.17m x 2.13m)

A carpeted staircase leads to the first-floor landing, where the grey wood-effect laminate flooring continues throughout the bedrooms. The landing also features a storage cupboard, loft hatch, radiator, a side-facing window, and doors leading to all rooms.

### BEDROOM 1

11' 0" x 10' 9" (3.37m x 3.28m)

The master bedroom is bright and airy, featuring two south-facing windows to the front elevation, a radiator, and a door leading to the ensuite shower room.

### ENSUITE

7' 5" x 3' 10" (2.27m x 1.17m)

The ensuite features a side-facing window, a wash hand basin, WC, and a shower with a sliding door and thermostatic shower over. The walls are partially tiled, and the room is finished with a radiator, inset spot lighting, and an extractor fan.

### BEDROOM 2

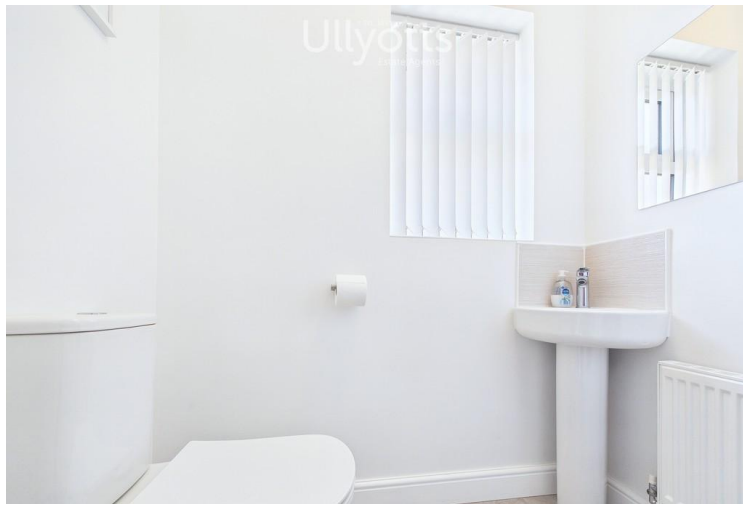
12' 2" x 7' 10" (3.72m x 2.41m)

The second bedroom features a rear-facing window with open views and is complemented by a radiator.

### BEDROOM 3

10' 0" x 8' 9" (3.07m x 2.67m)

Bedroom three also enjoys a rear-facing window with open views, providing plenty of natural light, and includes a radiator.



WC



Landing



Bedroom 1



Ensuite

#### **BEDROOM 4**

9' 10" x 6' 11" (3.00m x 2.11m)

The fourth bedroom features a front-facing window with partial sea views and is fitted with a radiator.

#### **BATHROOM**

10' 11" x 7' 1" (3.35m x 2.17m)

The main family bathroom is spacious and thoughtfully designed, featuring a panelled bath, a shower with sliding door and thermostatic shower, a wash hand basin, and a WC. The walls are partially tiled, and the room is fitted with a radiator, tall storage cupboard, side-facing window, and inset lighting, creating a bright and functional family space.

#### **CENTRAL HEATING**

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

#### **DOUBLE GLAZING**

UPVC double glazing throughout.

#### **OUTSIDE**

To the front, the property is set back from the road behind a lawned area with a barked section, ideal for potted plants, and a paved pathway with a step leading to the front entrance.

To the side, a paved driveway provides parking for multiple vehicles, offers access to the garage and an electric car charger, along with a gate leading to the rear garden.

The rear garden features a patio, perfect for outdoor dining or relaxing, alongside a neatly maintained lawn. Behind the garage, a paved area currently houses bins but could easily serve as a base for a shed, offering additional storage if required. At the far end of the garden, a gently sloping wild area provides a natural, tranquil space, ideal for wildlife or informal planting.



Bedroom 2



View



Bedroom 3



Bedroom 4

### **GARAGE**

19' 0" x 9' 4" (5.81m x 2.85m)

The garage benefits from an up and over door with power and light connected.

### **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 - NOT NEEDED**

### **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 Ulyotts 01262 401401 - Option 1.

Regulated by RICS



Bathroom

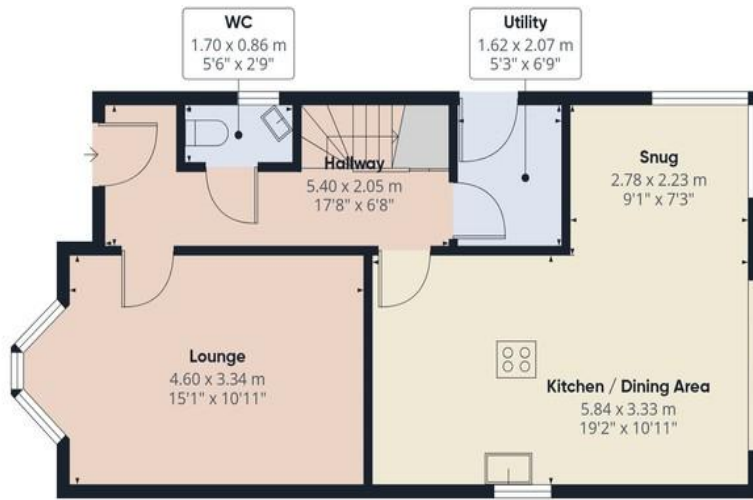


Garage



Rear Elevation

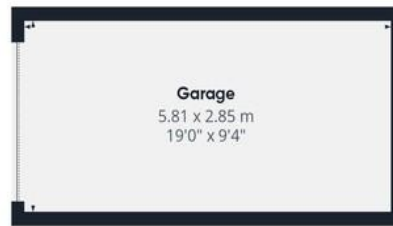
The digitally calculated floor area is (127.5m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

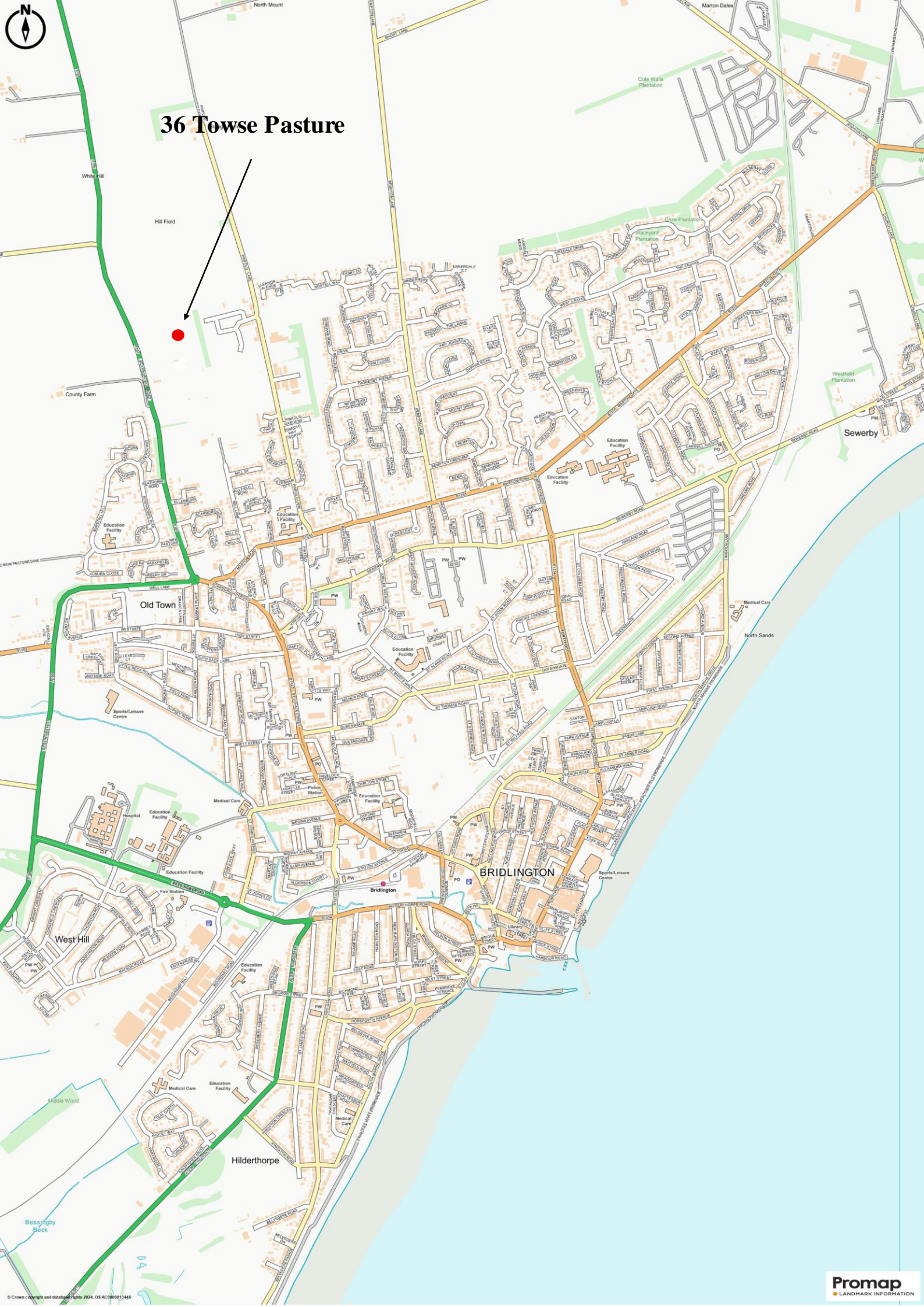
Approximate total area<sup>(1)</sup>  
127.5 m<sup>2</sup>  
1373 ft<sup>2</sup>

(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.



# 36 Towse Pasture



Hill Field

Old Town

BRIDLINGTON

Bridlington

Hilderthorpe

West Hill

Sewerby

North Sands

# 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 ▪  
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