



40 Martongate
Bridlington
YO16 6YD

OFFERS OVER

£425,000

4 Bedroom Detached House



Lounge

 4
  3
  2
  Garage, Off Road Parking
  Gas Central Heating

40 Martongate, Bridlington, YO16 6YD

A truly impressive and beautifully presented Dunk built property, ideally situated on Martongate in Bridlington, offering generous and versatile accommodation throughout. The property combines a welcoming entrance hall, spacious lounge and dining room with an excellent open-plan kitchen and snug, together with a separate music room which has previously served as both a games room and additional sitting room. Four double bedrooms include an en-suite to the principal bedroom, complemented by a further shower room. Outside, the property continues to impress with ample off-road parking, an in-and-out driveway, garage and a pleasant rear garden with lawn and decking. With so much to offer, this is a property that really does warrant an internal inspection.

The property is situated on Martongate, on the North Side of Bridlington, a prestigious residential area offering excellent local amenities and convenient access to the town and surrounding attractions. Families are well catered for, with Martongate Primary School and Headlands Secondary School both close by. Everyday amenities are also within easy reach, including the North Library, Co-op supermarket and the

popular Friendly Forester, while further facilities along Marton Road include a pharmacy, fish and chip shop, hairdressers and post office/convenience store. The nearby Sandsacre Estate provides additional convenience with a Morrisons Daily incorporating a Post Office, bakery and hairdresser.

Bridlington is a well-established East Yorkshire coastal town, combining the character of a traditional seaside resort with beautiful surroundings and a wide range of everyday amenities. The town is home to two expansive sandy beaches, a historic harbour, lively promenade and charming Old Town, offering plenty to enjoy throughout the year. Further along the coastline, the impressive Flamborough Head and Bempton Cliffs are within easy reach, providing some of the area's most spectacular scenery. Whether taking a leisurely stroll along the seafront, browsing the independent shops and local attractions or simply enjoying the benefits of coastal living, Bridlington offers an appealing lifestyle for families, retirees and those seeking a home by the sea.



Entrance Hall



Lounge



Fireplace



Dining Room

Accommodation

ENTRANCE PORCH

5' 10" x 4' 0" (1.80m x 1.22m)

The light and airy entrance porch is of uPVC and brick construction and is entered via a glazed uPVC door. Wood-effect laminate flooring continues through the majority of the ground floor, with useful space for coat hanging and shoe storage, together with a glazed door leading into the main entrance hall.

ENTRANCE HALL

9' 4" x 8' 5" (2.86m x 2.57m)

The impressive entrance hall forms a welcoming hub to the home, providing access to the ground floor WC, glazed double doors opening into the lounge and a further glazed door leading to the dining room. Stairs rise to the first floor, while a central chandelier point provides an attractive focal point.

LOUNGE

20' 0" x 12' 1" (6.11m x 3.69m)

The lounge is a beautifully presented and welcoming reception room, with a window to the front elevation and French doors to the rear providing an abundance of

natural light and direct access to the garden. A feature fireplace with gas fire creates an attractive focal point, complemented by feature wallpaper and coving.

DINING ROOM

10' 11" x 10' 0" (3.35m x 3.07m)

The dining room is a pleasant and well-presented space with a window overlooking the rear elevation, radiator, coving and feature wallpaper. A glazed door provides access to the kitchen.

KITCHEN

19' 9" x 9' 1" (6.04m x 2.78m)

The kitchen is a particularly good-sized L-shaped space, incorporating a useful snug/sitting area and offering an excellent hub for everyday living and entertaining. It is fitted with a comprehensive range of wall, base, drawer and display units in solid oak with work surfaces over, tiled splashbacks, kickboard lighting and inset spotlights, all complemented by cream gloss tiled flooring. A breakfast bar provides casual seating for two stools, while two radiators ensure the space is comfortable throughout the year. Fitted appliances include two side-



Kitchen/Snug



Kitchen



Snug



Music Room

by-side electric ovens with a five-ring gas hob positioned above and extractor fan, while a one-and-a-half bowl stainless steel sink and drainer with mixer tap sits beneath a window overlooking the rear elevation. There is also space for an American-style fridge freezer. The kitchen is open to the snug, while a door provides access to the music room.

SNUG

The snug area is a lovely addition to the kitchen, providing space for a small seating area and creating the perfect spot for a morning coffee or a quiet afternoon reading, with views overlooking the rear garden and a uPVC glazed door for access.

MUSIC ROOM/STUDY

16' 4" x 13' 10" (4.98m x 4.23m)

The music room is currently enjoyed as such by the current owners, but offers a versatile additional reception space which could also be utilised as a games room, additional sitting room or home office if required. The room features two windows to the front elevation, inset spotlights and attractive feature wallpaper, with a door providing integral access to the garage.

WC

5' 11" x 3' 2" (1.81m x 0.98m)

The ground floor WC features a small window to the front elevation, vanity wash hand basin, WC and a radiator.

FIRST FLOOR LANDING

11' 8" x 3' 2" (3.58m x 0.98m)

The spacious first floor landing features a window to the front elevation, two chandelier points and a radiator, together with a loft hatch and doors providing access to all rooms.

MASTER BEDROOM

11' 8" x 11' 0" (3.56m x 3.37m)

The master bedroom is a pleasant and well-appointed space, featuring a window to the rear elevation and radiator. Fitted furniture includes a range of wardrobes, bedside storage and overhead cupboards with inset lighting. A door provides access to the adjoining en-suite shower room.



Music Room



Landing



Bedroom 1

EN SUITE

5' 11" x 4' 1" (1.81m x 1.27m)

The en-suite shower room benefits from tiled walls and flooring and is fitted with a vanity wash hand basin and WC, together with a corner shower enclosure with sliding doors and a thermostatic shower. An extractor fan provides ventilation.

BEDROOM 2

14' 11" x 10' 8" (4.56m x 3.26m)

The second bedroom is a good-sized room featuring a window to the front elevation, radiator, laminate flooring, coving and feature wallpaper.

BEDROOM 3

10' 6" x 9' 5" (3.22m x 2.88m)

The third bedroom offers a window to the rear elevation, radiator, laminate flooring and coving. A fitted wardrobe provides useful hanging space and storage.

BEDROOM 4

13' 2" x 7' 10" (4.02m x 2.41m)

The fourth bedroom is currently utilised as a walk-in wardrobe and benefits from windows to both the front and side elevations, along with coving and a radiator. A useful storage cupboard provides additional hanging



En Suite

space and storage.

SHOWER ROOM

6' 11" x 5' 9" (2.12m x 1.77m)

The family shower room is fitted with a vanity wash hand basin with black gloss storage cupboards beneath, together with a corner shower enclosure with sliding doors, integrated seat and body jets. The room features tiled walls, mosaic-effect vinyl flooring, a high-level window providing natural light and a heated towel ladder. A useful storage cupboard with shelving provides additional space for towels and linen.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE & PARKING

17' 1" x 8' 2" (5.23m x 2.51m)

The garage benefits from an electric roller shutter door, with power and lighting connected. The garage also houses the wall-mounted gas central heating boiler and



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

provides plumbing and space for a washing machine, together with useful shelving for additional storage. To the front of the garage is a spacious paved driveway with an in-and-out layout, providing ample off-road parking for 4-5 vehicles.

OUTSIDE

To the front, the property is set back from the road behind a low-level wall topped with fencing, creating an impressive approach. Two open driveways provide convenient in-and-out access, with the entire frontage laid to paving, creating a low-maintenance parking area with space for multiple vehicles. A barked planter provides an area for planting flowers or displaying pots, while a side gate leads through to the rear garden.

The rear garden is a good size and enjoys a south-easterly aspect. The garden features a combination of lawn and raised decked areas, all enclosed by a fenced boundary. A couple of established trees add greenery and privacy, while storage sheds provide useful additional outdoor storage.

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 - 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 Ulllyotts 01262 401401 - Option 1.

Regulated by RICS



Virtually Staged Garden



Virtually Staged Garden

The digitally calculated floor area is (163.5 m2). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
163.5 m²
1759 ft²

Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

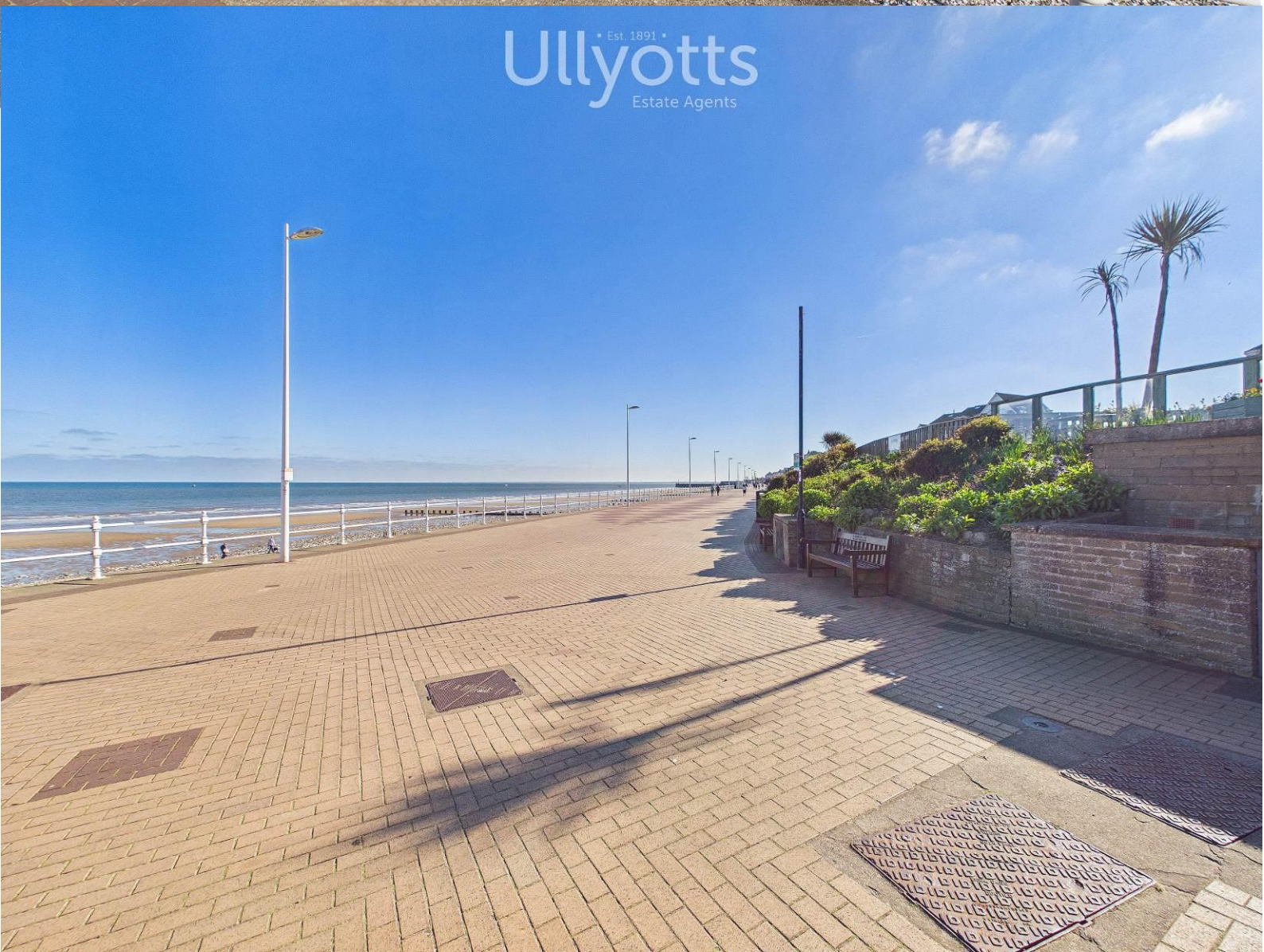
Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



40 Martongate



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



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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