



17 Sewerby Avenue
Bridlington

YO16 7DG

ASKING PRICE OF

£189,000

3 Bedroom Semi Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



3



2



1



Garage, Off
Road Parking



Gas Central Heating

17 Sewerby Avenue, YO16 7DG

The property is situated on Sewerby Avenue which lies between Sewerby Road and Marton Road. Local schools lie within a one-mile radius and buses pass by the property on a regular basis linking to the main town centre and surrounding areas.

BRIDLINGTON

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

A three bedroomed semi-detached property, possibly built in around 1952 briefly comprises of two reception rooms, sunroom, kitchen, three bedrooms, a main family bathroom, front and rear gardens and benefits from an off-road parking space and garage.

The property is in good order and in moving condition but could be updated as and when necessary. The purchaser for this property would possibly be a family or first-time buyer and is offered with no onward chain.



Hallway



Lounge



Lounge



Kitchen

Accommodation

ENTRANCE

Entrance to the property is via a part UPVC and glazed door into:

ENTRANCE HALL

14' 10" x 5' 11" (4.534m x 1.822m)

With stairs up to 1st floor landing, understairs storage cupboard, radiator and doors to downstairs rooms.

LOUNGE

14' 11" x 11' 0" (4.567m x 3.354m)

With feature gas fire with marble surround, radiator, double doors to the dining room and a glazed door to the sunroom.

DINING ROOM

11' 2" x 10' 1" (3.427m x 3.093m)

With bay window to front elevation, feature gas fireplace with marble surround and radiator.

SUN ROOM

7' 5" x 6' 1" (2.264m x 1.875m)

With tilt and slide UPVC door onto the garden and laminate flooring.

KITCHEN

15' 9" x 6' 4" (4.826m x 1.939m)

With tiled floor, a range of wall and base units with a worktop over, 1 ½ bowl sink with mixer tap over and tiled splash backs. Electric oven and hob with extractor fan over. Space for fridge freezer, washing machine and dryer. Two radiators, windows to side and rear elevation with UPVC door onto the garden.

LANDING

With stairs up to 1st floor landing, understairs storage cupboard, radiator and doors to downstairs rooms.

BEDROOM 1

15' 0" x 11' 0" (4.584m x 3.353m)

With window to rear elevation built in storage and radiator.

BEDROOM 2

12' 9" x 11' 3" (3.898m x 3.448m)

With bay window to front elevation and radiator.

BEDROOM 3

7' 6" x 5' 11" (2.293m x 1.817m)

With window to front elevation and radiator.

BATHROOM

7' 10" x 6' 3" (2.389m x 1.910m)

With tiled walls and flooring, low-level WC, wash hand basin, panelled bath with thermostatic shower over. Airing cupboard housing a Combi boiler. Heated towel ladder and window to side and rear elevations.



Kitchen



Dining Room



Dining Room



Landing

OUTSIDE

To the rear of the property the garden is mainly laid to lawn with fence to boundary, personnel door to the garage and gate to off-road parking which is accessed via Sewerby Rise and sits in front of the garage which has an up and over door.

The property has a walled frontage with gated access and lawned garden with paved pathway to front entrance.

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 sealed unit double glazing throughout.

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.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

NOTES

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.

WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulyotts.

Telephone: 01262 401401.

Regulated by RICS



Sunroom



Bedroom 1



Bedroom 2



Bedroom 3

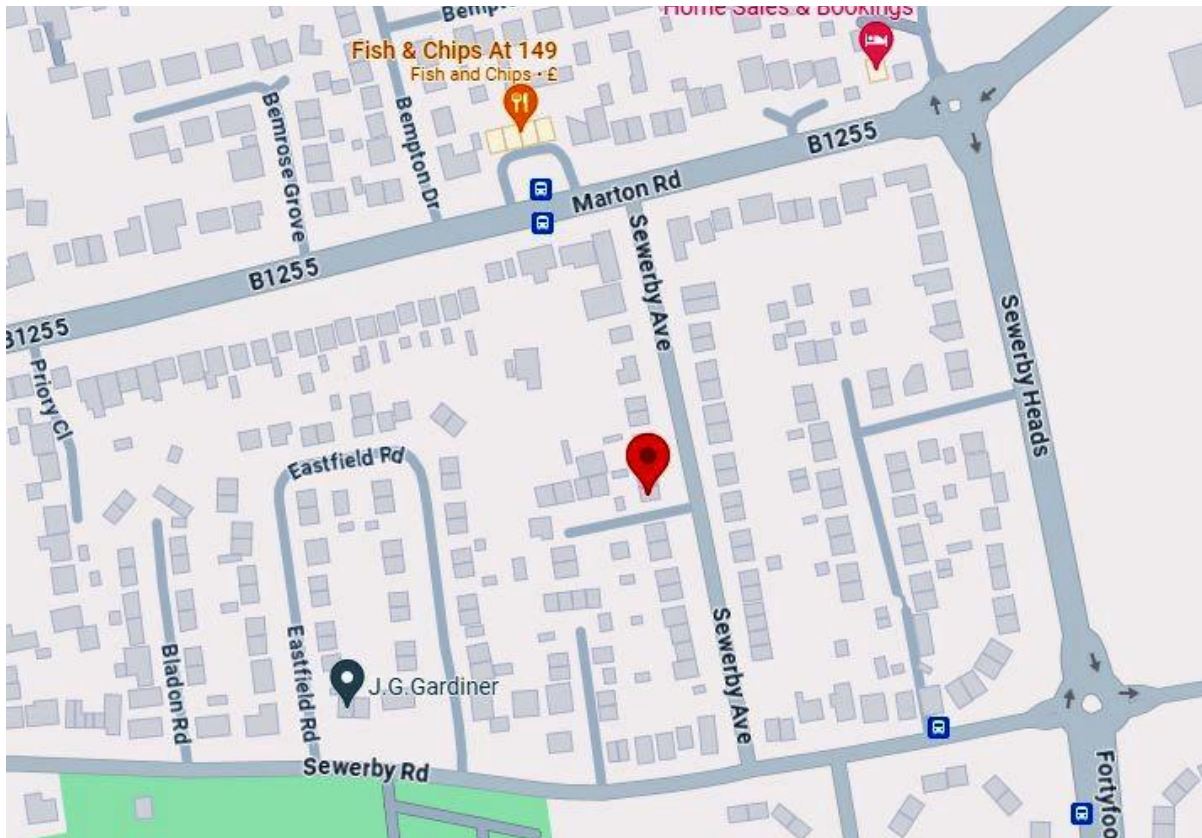


Bathroom



Rear Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 95 sq m



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