



17 Sandsacre Road
Bridlington

YO16 6TZ

ASKING PRICE OF

£279,950

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01262 401401



Garden



2



2



1



Garage, Off
Road Parking



Gas Central Heating

17 Sandsacre Road, Bridlington, YO16 6TZ

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.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffeld, Beverley, and held the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.

Sewerby Hall, a pleasant walk from the North Side, has gardens and parks open to the public as is the historic house complemented by a café. Danes Dyke Nature Reserve is a little further along the coast.

The property is within easy reach of the local shops on Wheatley Drive and Martongate.



Hall



Open Lounge / Dining



Open Lounge / dining



Kitchen

Accommodation

Sitting proud in an elevated position on Sandsacre Road, this absolutely immaculate detached bungalow is definitely one not to be missed. Offered with No Onward Chain, this property briefly comprises: Lounge with dining area, kitchen, sunroom, two bedrooms a shower room and separate WC.

ENTRANCE HALL

9' 0" x 7' 1" (2.752m x 2.163m)

Entrance via a uPVC door into a large hall with loft hatch, radiator and doors to all rooms.

OPEN LOUNGE DINING

21' 5"(max) x 13' 9" (6.547m x 4.193m)

An 'L' shaped lounge and dining area with windows to front and side elevation, sliding doors in to the sunroom, electric fire with feature surround and radiators.

KITCHEN

13' 5" x 10' 9" (4.093m x 3.291m)

With laminate flooring, part tiled walls, a range of cream wall and base units with work top over. Window and door to sun room. 1 1/2 bowl sink with drainer and mixer tap over. Electric eye level Logic oven, Bosch gas hob with built in extractor fan over. Serving hatch. Built in fridge, radiator and storage cupboard housing the Ideal gas central heating boiler.

SUN ROOM

9' 0" x 17' 1" (2.753m x 5.228m)

With laminate flooring, window to rear elevation, French doors onto the garden, Skylight, radiator, doors to utility cupboard with plumbing for washing machine and storage cupboard with space for fridge freezer.

BEDROOM 1

12' 6" x 11' 11" (3.835m x 3.634m)

With window to front elevation, fitted wardrobes and drawers and radiator.

BEDROOM 2

12' 10" x 10' 11" (3.915m x 3.333m)

With window to rear elevation, fitted wardrobes and drawers and radiator.

SHOWER ROOM

6' 9" x 5' 4" (2.081m x 1.631m)

With window to side elevation, vinyl flooring, tiled walls, wash hand basic, double shower with sliding door, wet wall enclosure and Mira Sport electric shower and radiator.



Kitchen



Sunroom



Bedroom 1

WC

6' 10" x 2' 7" (2.094m x 0.802m)

With window to side elevation, low level WC, vanity sink unit, vinyl flooring and part tiled walls.

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 uPVC double glazing throughout.

OUTSIDE

To the rear lies a low maintenance private garden with fenced boundaries. A range of colour shrubs and borders, split level patio with gravelled area. Door to potting shed, personnel garage door and gated access to the driveway.

To the front the bungalow sits proud in an elevated position behind a shallow wall with shrubs, a gravelled area and pathway to the main entrance.

To the side there is a driveway offering access to the garage.



Bedroom 2

POTTING SHED

Behind the garage sits a potting shed with uPVC door and window.

GARAGE

With electronic up and over door which is powered by fobs and benefits from power and light.

TENURE

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

COUNCIL TAX BAND – REATED C

ENERGY PERFORMANCE CERTIFICATE – RATED D

SERVICES

All mains services are available at the property.



Shower room



W/C



Potting shed



Garage

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.

WHAT'S YOURS WORTH?

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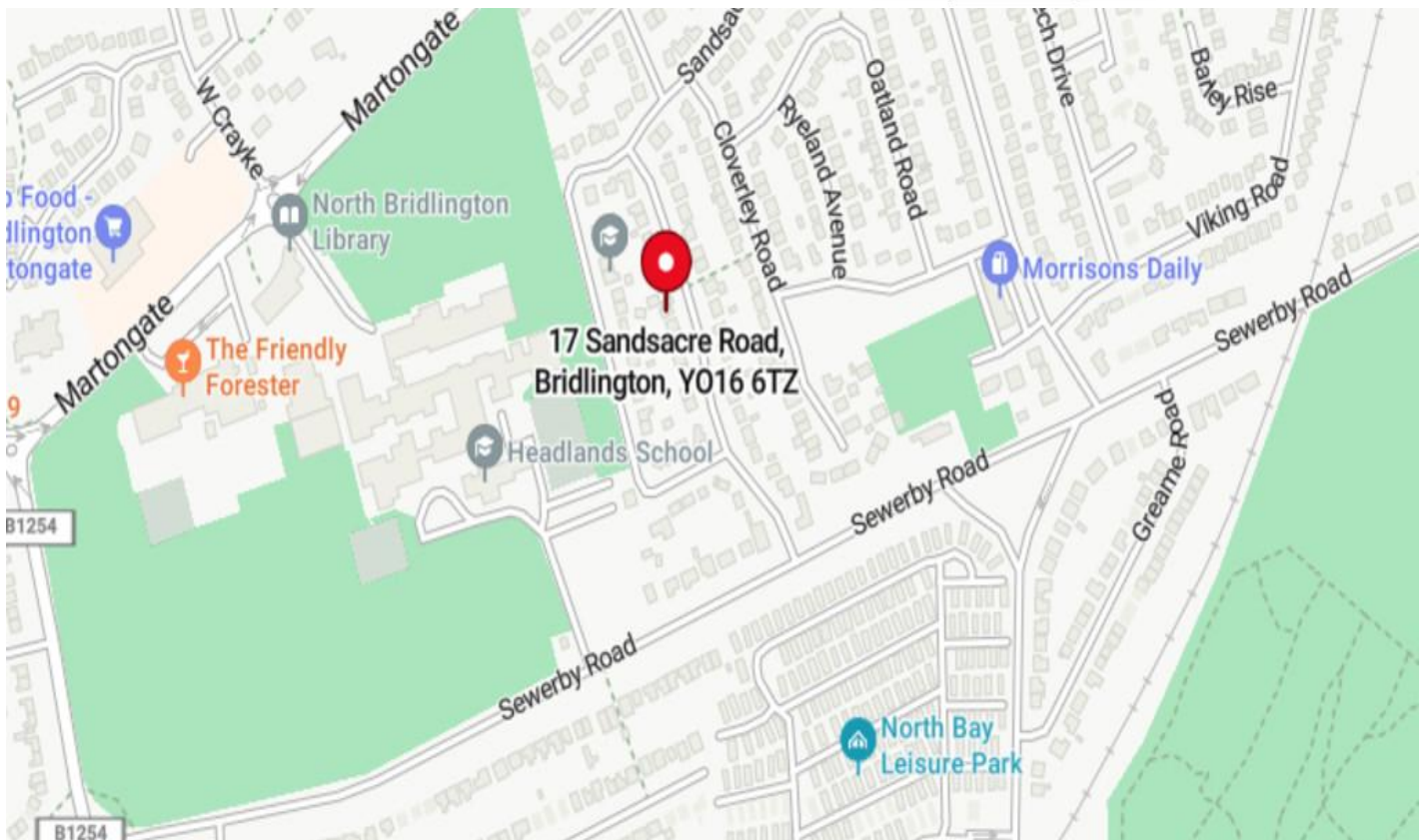
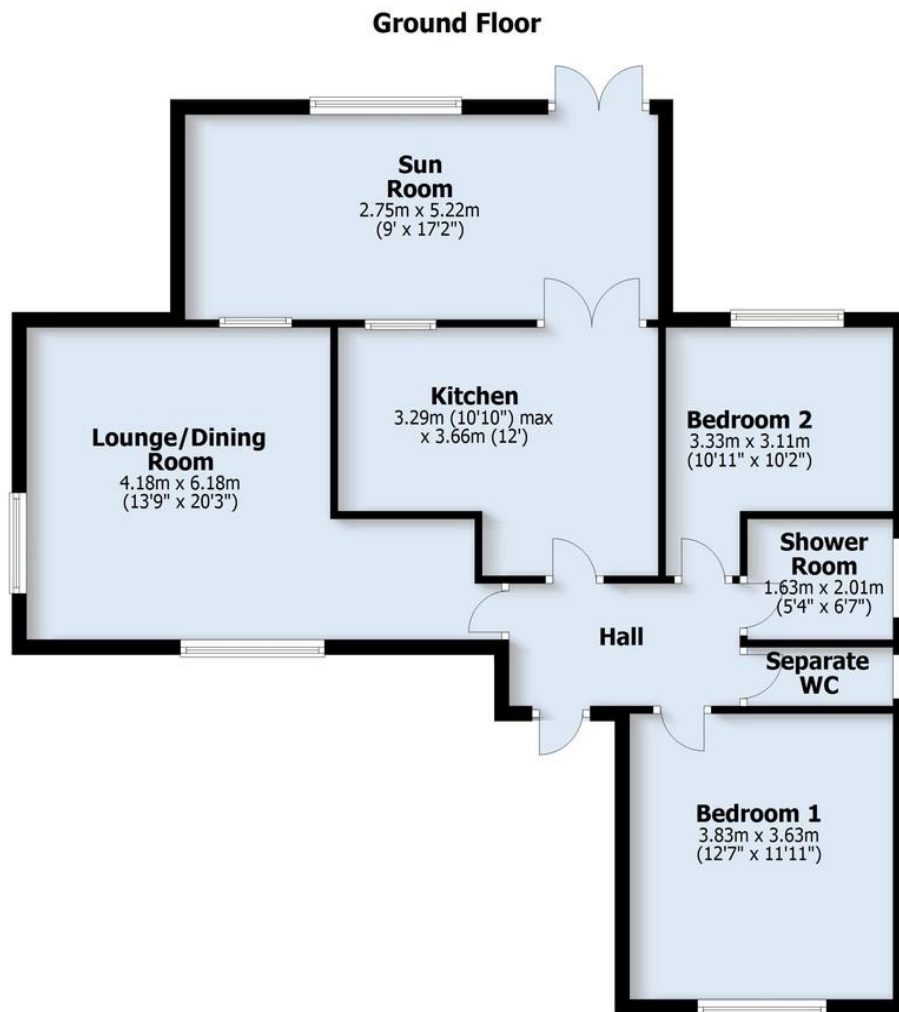
*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS






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



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