



1 Sandsacre Road
Bridlington
YO16 6TZ

ASKING PRICE OF

£450,000

5 Bedroom Detached Dormer Bungalow



Sun Porch



5



2



2



Garage, Off
Road Parking



Gas Central Heating

1 Sandsacre Road, Bridlington, YO16 6TZ

This superb, very spacious 4 to 5 bedroom detached dormer bungalow is sat on a fabulous corner plot and has been well maintained by the current owners. With a perfect blend of charm and modernity, this residence offers ample space for both living and entertaining. The property benefits from spacious living accommodation and briefly comprises entrance hall/sun room, hallway, cloaks/WC, lounge, dining room, study, kitchen, four double bedrooms, two bathrooms, utility room, garden room with workshop, garage and parking for several vehicles.

The property is set in a prime position on the corner of Sandsacre Road and Sewerby Road, on the northern side of Bridlington. The bungalow stands in delightful grounds occupying a generous corner plot. Located within walking distance of Sewerby village, cliffs and the north side

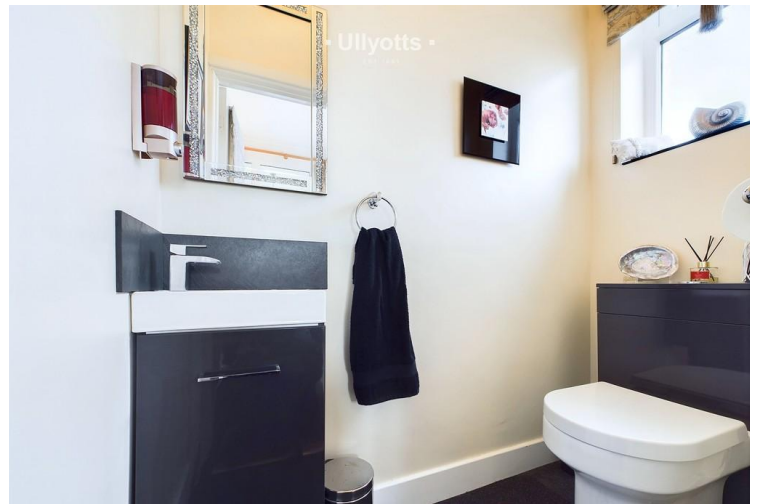
beach, there is a local convenience store in Wheatley Drive, shops on Martongate and schools are also close to hand. Local buses run through the immediate locality and link to the main town centre.

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.

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.



Hall



WC



Lounge



Lounge

Accommodation

ENTRANCE PORCH / SUN ROOM

9' 8" x 7' 6" (2.95m x 2.31m)

With uPVC entrance door, side windows and front window, stone faced feature wall, tiled flooring and glazed uPVC door and side window into hallway.

ENTRANCE HALL

With three radiators, oak flooring, wall lighting, a range of storage cupboards and stairs up to first floor landing.

WC

5' 10" x 3' 1" (1.78m x 0.94m)

With WC, gloss grey vanity wash hand basin, partially tiled walls, coving, tiled flooring and window to front elevation.

LOUNGE

20' 11" x 18' 6" (6.38m x 5.64m)

With a large bay window to the front elevation creating a beautiful light and airy space, coving, feature fire place with modern electric fire in situ, marble hearth and surround.

DINING ROOM

16' 2" x 10' 11" (4.93m x 3.33m)

With window to the side elevation, oak flooring, coving, radiator and doors to the kitchen and study / bedroom 5.

STUDY / BEDROOM 5

14' 9" x 6' 9" (4.52m x 2.08m)

With windows to front and side elevations, coving, radiator and uPVC door to the front garden.

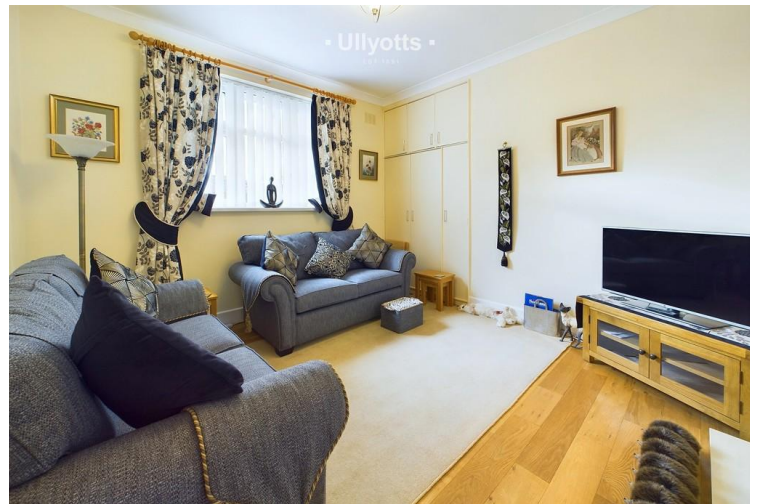
KITCHEN

15' 10" x 10' 9" (4.83m x 3.28m)

With a range of gloss wall and base units with wood effect worktop over, asterite cream coloured 1 1/2 bowl sink and drainer with mixer tap over, electric hob, Neff double oven, space for fridge freezer. Tiled splash back, under unit lighting, window to side elevation, coving, radiator and glazed door to the hallway. The flooring is currently carpet tiles but does have brown and cream marble style tiles underneath.



Dining room



Snug/Bedroom 4



Kitchen



Kitchen

SNUG / BEDROOM 4

12' 4" x 11' 10" (3.78m x 3.63m)

This bedroom is currently used as a snug, with feature fire place with modern electric fire in situ and marble hearth and surround, a range of storage cupboard and top boxes, oak flooring, coving, radiator and window to side elevation.

BEDROOM 1

16' 4" x 15' 7" (4.98m x 4.75m)

With bay window to the side elevation, coving, radiator and a range of built in wardrobes.

GROUND FLOOR BATHROOM

15' 5" x 6' 7" (4.7m x 2.03m)

With a walk in double shower with glass screen and thermostatic shower over, panelled bath with mixer tap over, low level WC, wash hand basin, tiled flooring and partially tiled walls, heated towel ladder, extractor fan, coving and storage cupboard.

REAR LOBBY

With steps down to the rear hall, with tiled flooring, door to utility room and personnel door to garage and uPVC door onto the garden.

UTILITY ROOM

7' 6" x 5' 4" (2.31m x 1.63m)

With wall mounted gas central heating boiler, space and plumbing for a washing machine and dryer, stainless steel sink with drainer and mixer tap over, storage cupboard, tiled flooring and window to rear elevation.

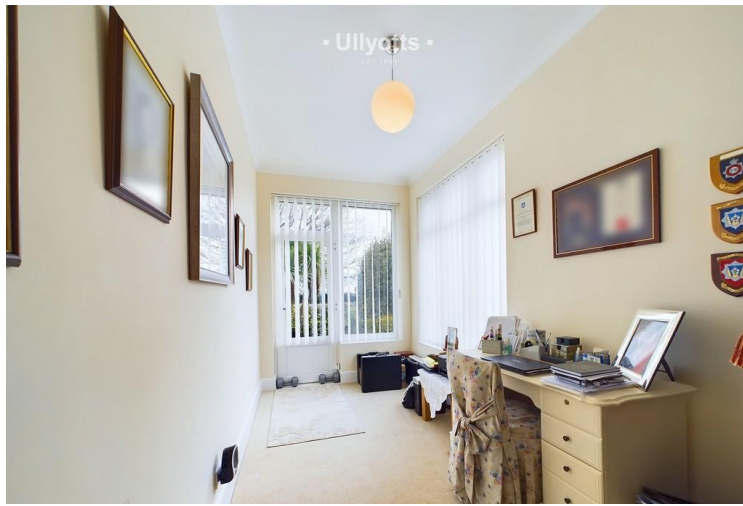
FIRST FLOOR LANDING

With loft access, skylight with automatic closing, doors to storage cupboard and doors to upstairs rooms.

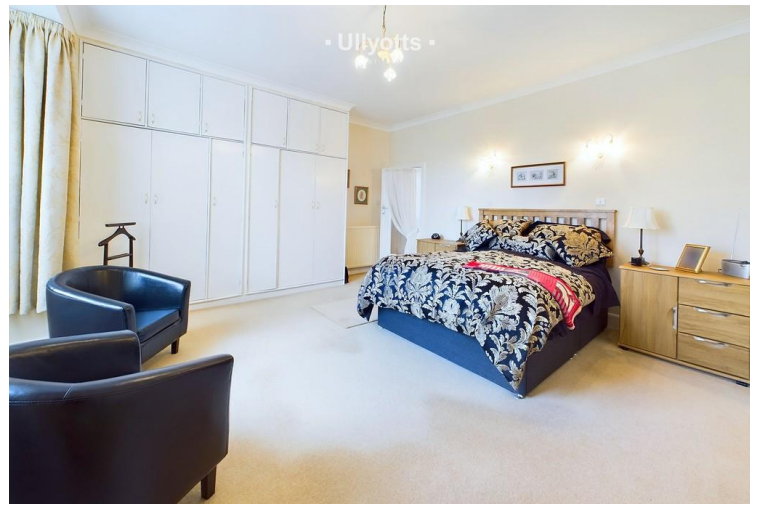
BEDROOM 2

16' 11" x 14' 9" (5.16m x 4.52m)

An L shaped double room with built in wardrobe storage with sliding doors, fitted drawers and eaves storage which has potential to be converted to a dressing room or ensuite. Coving, radiator and window to the rear elevation.



study/bedroom 5



Bedroom 1



Downstairs Bathroom



Hallway

BEDROOM 3

16' 9" x 15' 1" (5.11m x 4.6m)

An L shaped double room with built in wardrobe storage and fitted drawers, eaves storage, coving and radiator.

STORE

A large storage cupboard which leads into an additional storage room.

FIRST FLOOR BATHROOM

With a P shaped bath and electric shower over and glass screen, wash hand basic, WC, radiator, extractor fan, partially tiled walls and tiled flooring, window onto the landing allowing natural light from the skylight.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

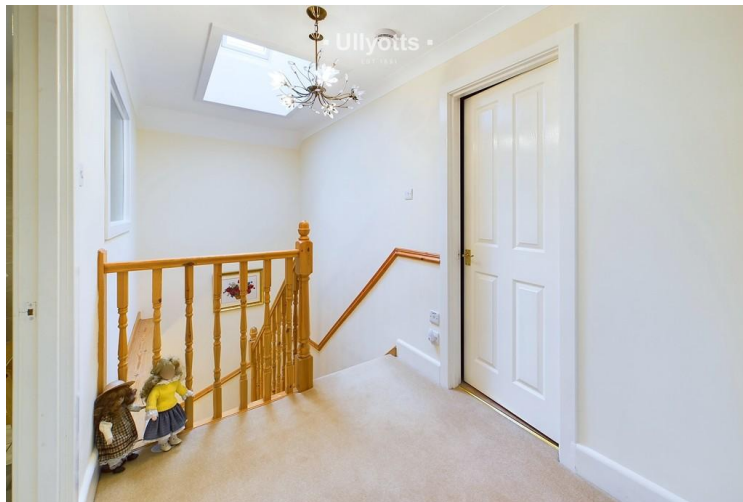
The property benefits from Upvc double glazing throughout.

OUTSIDE

A wrap-around garden surrounds the detached bungalow and offers a picturesque and functional outdoor space, blending nature seamlessly with the architecture of the property. The front garden is mainly laid to lawn with a walled frontage and side, it has colourful shrub borders, hedging and steps leading to a raised patio seating area and front entrance.

To the side of the property is a hard standing area which offers parking for several vehicles including an additional space in the garage. There is also an outdoor shed for additional storage. A gateway also leads into the rear garden which has been paved with Indian stone by the current owners and provides a low maintenance patio where many hours can be enjoyed during the afternoon sun. Beautiful plants and shrubs border this area including a blossom tree.

Rear access to the house is also available with automatic lighting around the rear of the property which are on sensors that come on and go off as and when required.



First Floor Landing



Bedroom 2



Bedroom 3



Bathroom

GARDEN ROOM

In addition, the property also benefits from a garden room that can either be enjoyed for entertaining or to run a business from as the current owner is doing. It is made from uPVC and brick construction with laminate flooring. There is also a workshop / potting shed with a separate entrance.

TENURE

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

COUNCIL TAX BAND - RATED F

ENERGY PERFORMANCE CERTIFICATE - RATED D

SERVICES

All mains services are available at the property.

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 on 01262 401401
Option 1

Regulated by RICS



Garden



Garden



Workshop



Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 206 sq m



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



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! ”



■ Ulllyotts ■

EST 1891



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