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EST 1891



12 Sandsacre Way
Bridlington

YO16 6UB

ASKING PRICE OF

£210,000

2 Bedroom Detached Bungalow

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01262 401401



Rear Garden



2



1



1



Garage, Off
Road Parking



Gas Central Heating

12 Sandsacre Way, Bridlington, YO16 6UB

This charming south east facing, two-bedroom detached bungalow on the sought-after Sandsacre Estate in north Bridlington is offered with no onward chain. Situated on a lovely plot, the property features a private garden, ideal for relaxation and outdoor enjoyment. The property also benefits from a lounge, dining kitchen, shower room, conservatory, garage and off-street parking.

Sandsacre Estate in Bridlington is a popular residential area located on the town's north side, close to the beach and local amenities. Known for its peaceful, family-friendly atmosphere, the estate mainly consists of well-maintained bungalows and houses, appealing to both retirees and families alike. Residents enjoy convenient access to Bridlington's

coastal attractions and scenic walking paths. The Sandsacre Centre is a row of shops that serve the estate including a well-known mini supermarket including a post office, farm shop and hairdressers. Also within a short walking distance is a large supermarket, public house, library and Headlands Secondary School and sixth form (11-18 years) and Martongate Primary School (3-11 years).

The north side of Bridlington is a desirable area, known for its beautiful coastline, quieter residential neighbourhoods, and easy access to local amenities. This part of town is home to Bridlington's North Beach, a popular spot with a long stretch of sand, a promenade, and stunning views of Flamborough Head.



Hall



Lounge



Lounge



Kitchen /Dining Area

Accommodation

ENTRANCE HALL

13' 9" x 3' 5" (4.21m x 1.05m)

The entrance is via a side uPVC door into the porch with wood effect vinyl flooring and door into the main entrance hall.

An 'L' shaped entrance hall with coving, loft hatch, radiator and doors to all rooms.

LOUNGE

14' 6" x 11' 9" (4.44m x 3.59m)

A light and airy lounge with a window to the front and side elevation, coving, radiator and the main focal point of the room is an electric fire with a feature marble surround.

KITCHEN/DINING AREA

10' 8" x 10' 3" (3.27m x 3.13m)

With a range of wall, base and drawer units with worktop over and tiled splashback, radiator, a composite sink and drainer with a mixer tap over sits

beneath a window to the side elevation. Built in Lamona electric oven with Neff electric hob and fitted extractor fan over. Space for under counter fridge and washing machine. A fitted breakfast table offers a dining area for two people. Door to:

CONSERVATORY

9' 10" x 8' 2" (3.02m x 2.49m)

Made from part brick and part uPVC construction with a uPVC door onto the garden.

BEDROOM 1

14' 1" x 10' 10" (4.30m x 3.31m)

A window to the front and side elevation allowing natural light to beam into the master bedroom, coving, radiator, fitted wardrobe and bedside storage.



Conservatory



Bedroom 1



Bedroom 2



Shower room

BEDROOM 2

10' 9" x 10' 4" (3.29m x 3.15m)

With a window to the side elevation, coving and radiator.

SHOWER ROOM

7' 8" x 6' 4" (2.36m x 1.95m)

With a window to the rear elevation, wash hand basin, WC, quadrant shower with sliding doors, electric shower and wet wall surround, radiator partially tiled walls, vinyl flooring and cupboard housing the gas central heating combi boiler.

OUTSIDE

To the rear of the property lies a private garden that is mainly laid to lawn with colourful shrubs and plants. The garden is secured by a fenced boundary and benefits from a paved pathway along the rear and side of the property and also a pathway to the garden shed.

To the front, the property sits behind a shallow wall

that curves around the front of the property and secured a lawned front garden bordered with plants.

To the side of the property is a paved parking area and driveway to the garage.

GARAGE

With double metal opening doors and personnel door accessed by the garden.

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



TENURE

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

COUNCIL TAX BAND - C

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 01262 401401 Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 74 sq m (796 ft²)



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.



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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