



118 Sewerby Road
Bridlington
YO16 6UP

OFFER OVER

£300,000

4 Bedroom Semi Detached House

■ **Ulllyotts** ■
EST 1891

01262 401401



Entrance Hall

 4
  1
  1
  Garage, Off Road Parking
  Gas Central Heating

118 Sewerby Road, Bridlington, YO16 6UP

This four-bedroom semi-detached house has been in the same family for over 45 years and has been well maintained and renovated by its current owners whilst keeping the traditional features but adding a modern feel. The property benefits from two good sized reception rooms, large kitchen, downstairs WC, four bedrooms and main family bathroom, an enclosed rear garden has been beautifully designed and creates a modern feel to outdoor dining and living.

The property is located on Sewerby Road, in a highly sought-after residential area. This popular neighbourhood offers convenient access to a range of amenities, making it ideal for families and individuals alike. Within a short walk, you'll find local schools, including Martongate Primary School and Headlands Secondary School, shops, public transport options,

ensuring ease of travel and access to everyday needs and the North Side Beach and Promenade. The North Library, a nationally named supermarket and public house are also within a short walking distance on Martongate and another parade of shops on Marton Road including a Pharmacy, Fish & Chip Shop, Hairdressers and convenience store with a post office.

Bridlington is a charming coastal town on the east coast of Yorkshire, England, known for its sandy beaches, historic harbour and seaside. Popular with tourists, it offers a blend of traditional attractions like amusement arcades, seafood stalls, and promenades alongside cultural sites such as the stunning Bridlington Priory and Sewerby Hall and Gardens. The town's coastal cliffs and nature reserves nearby make it a great spot for walking, birdwatching, and enjoying scenic views over the North Sea.



Lounge



Sitting/Dining Area



Dining Area



WC

Accommodation

ENTRANCE HALL

14' 4" x 4' 5" (4.37m x 1.36m)

The entrance features uPVC French doors with arched windows, leading into a porch with tiled flooring and beautiful stained-glass windows and a door that opens into the main entrance hall. With wood-effect laminate flooring, decorative wall panelling and picture rail. A radiator, space for coat hanging and staircase leading to the first-floor landing, as well as doors to all ground floor rooms.

LOUNGE

12' 11" x 13' 0" (3.95m x 3.97m)

A spacious lounge featuring a large bay window at the front, providing plenty of natural light. The room includes elegant coving, a radiator, and an electric fire with a stylish feature surround.

SITTING/DINING AREA

21' 6" x 10' 10" (6.56m x 3.31m)

The sitting room features a fireplace with a brick surround and oak beam, adding warmth and character and also benefits from coving and a radiator. It flows into

a spacious dining area, perfect for entertaining, with sliding doors that open onto a decked sun terrace, ideal for seamless indoor-outdoor living in the summer months.

KITCHEN

19' 9" x 8' 8" (6.03m x 2.66m)

A good sized kitchen with a range of 'shaker' wall, base and drawer units with worktop over and brick effect tiled splashback. Space for an American Style fridge freezer and space and plumbing for a washing machine. An integral dishwasher, tumble dryer is also in situ along with a Lamona double oven, electric hob and extractor fan, the gas central heating boiler is also housed into a cupboard. A 1/2 bowl stainless steel sink with drainer and mixer tap over sits beneath one of the two windows to the side elevation. A breakfast bar offers a casual dining area for two people, mosaic effect vinyl flooring, radiator and a uPVC door onto the rear garden.

FIRST FLOOR LANDING

With a window to the side elevation, doors to all rooms and staircase to the second floor landing.



Kitchen



Kitchen



Bedroom 1

BEDROOM 1

12' 11" x 12' 9" (3.94m x 3.89m)

A master bedroom with a large bay window to the front elevation, coving and radiator.

BEDROOM 2

13' 1" x 12' 0" (4.01m x 3.67m)

A window to the rear elevation with sea views and radiator.

BEDROOM 3

8' 7" x 7' 8" (2.62m x 2.36m)

With a window to the front elevation and radiator.

BATHROOM

A bright, spacious family bathroom with windows to the side and rear, a double shower with glass screen and double head thermostatic shower, panelled bath, wash basin, WC, and partially tiled walls. It has durable vinyl flooring, an extractor fan, and a heated towel ladder.

SECOND FLOOR LANDING

With a window to the side elevation, eaves storage and door to the fourth bedroom.



Bedroom 2

BEDROOM 4

11' 8" x 11' 3" (3.57m x 3.45m)

With a window to the rear offering fabulous sea views and views of the town, eaves storage, wood effect laminate flooring and radiator.

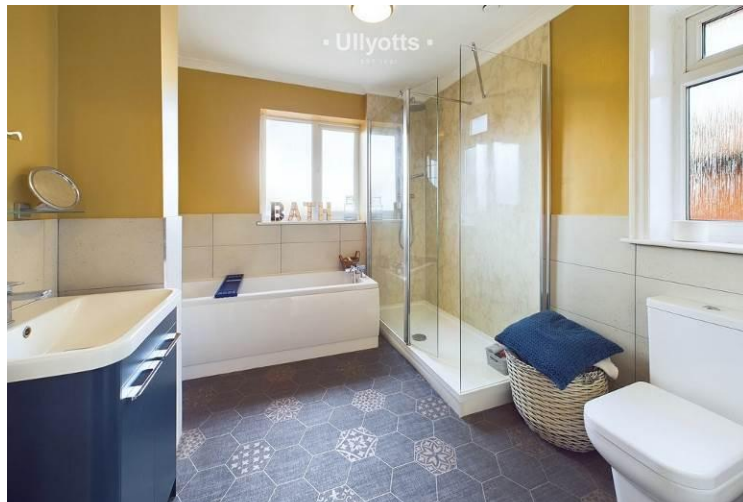
OUTSIDE

To the rear, the garden has been carefully designed and benefits from a raised decked sun terrace with feature horizontal panelled fencing creating a modern seating area that is secure by rope fencing and benefits from spotlight around the edge of the decking for convenience when sitting out after sunset. The garden also benefits from a stone paved patio area with steps down to an additional patio and onto the lawned section of the garden, all secured by a fenced boundary and gated access to the driveway.

To the front, the property sits back from the road behind a shallow wall and gates, the front garden is low maintenance and is mainly laid to gravel but does also benefit from hardstanding that could be used for additional off-street parking.



Bedroom 3



Bathroom



Staircase



Bedroom 4

The side of the property offers access to the garage.

GARAGE

The garage has an up and over door.

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

Improvements have been made since the Energy Performance Certificate that may have changed the rating.

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



View



Decking area



Rear Garden



Patio



Garage

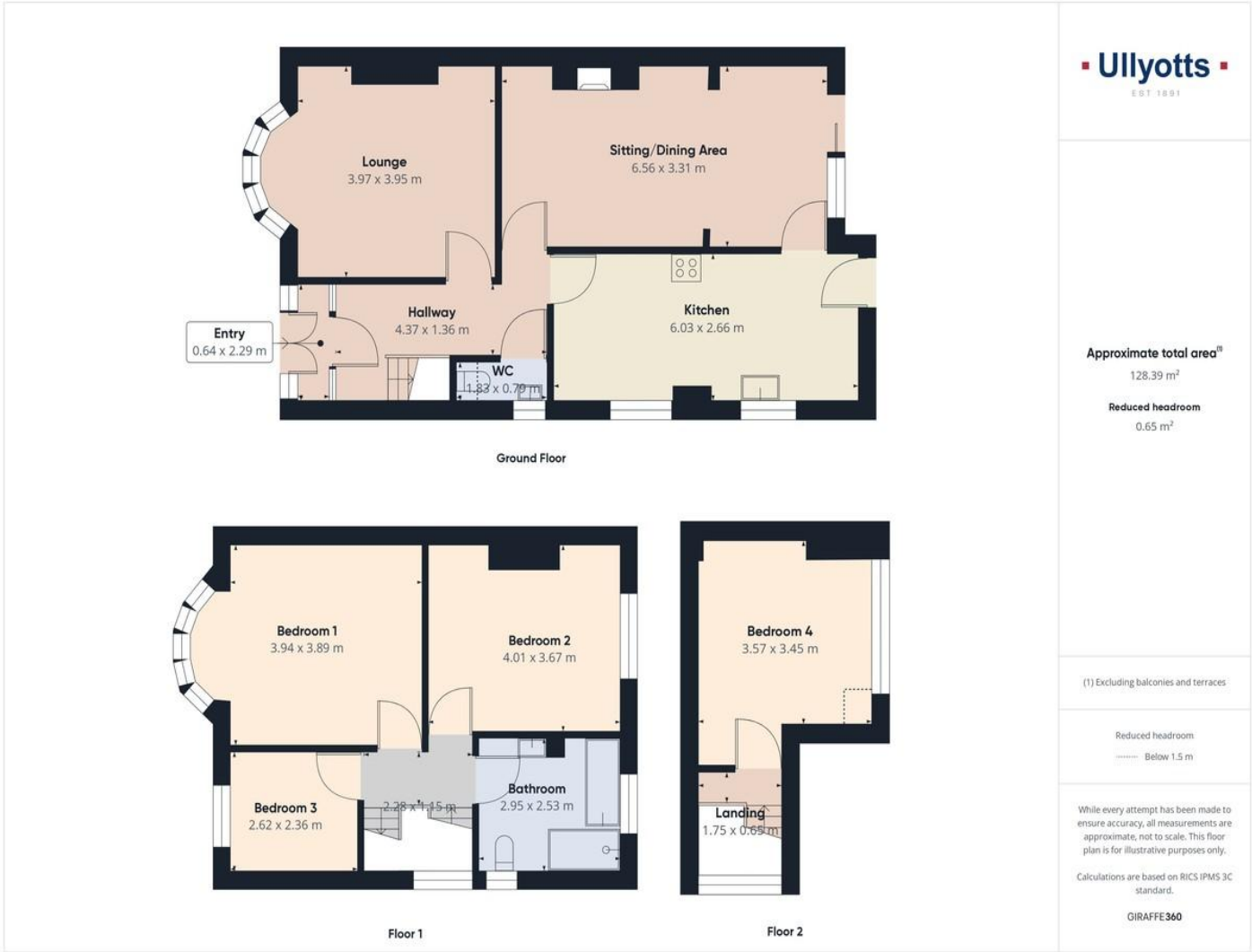


Bridlington Harbour



North Beach

The stated EPC floor area, (which may exclude conservatories),
is approximately 134 sq m (1442 ft2)







Priorv Church



Sewerby Cliffs

Testimonials

“Ullyotts 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. Ullyotts 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 Ullyotts 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 Ullyotts. Great Job!”

■ Ulllyotts ■

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