

▪ Ulllyotts ▪

EST 1891



19 Sewerby Park Close
Bridlington
YO15 1EE

ASKING PRICE OF

£215,000

3 Bedroom Semi-Detached Dormer Bungalow

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01262 401401



Lounge



3



1



2



Garage, Off
Road Parking



Gas Central Heating

19 Sewerby Park Close, Bridlington, YO15 1EE

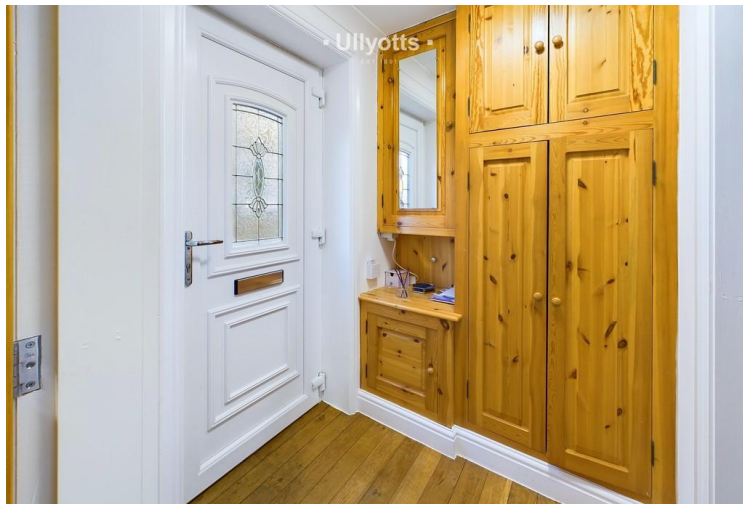
Beautifully presented three-bedroom semi-detached dormer bungalow tucked away in Sewerby Park Close, Sewerby. Features an open-plan lounge, dining, and kitchen area leading to a conservatory, a downstairs en-suite bedroom, two upstairs bedrooms with a main bathroom, off-road parking, a low-maintenance garden and a garage.

The property would make a perfect home for someone looking to retire by the coast, a small family or someone looking for a holiday home that they can lock up and leave.

Sewerby Park Close is nestled in the charming village of Sewerby, a sought-after location on the outskirts of Bridlington. Known for its tranquil setting, the area is just a short walk from the stunning Sewerby Hall and Gardens, picturesque cliff-top walks, and

breath-taking views of the coast. Sewerby Village offers a peaceful lifestyle with a friendly community, while still being conveniently close to local amenities, pubs, and transport links. Perfect for those seeking a blend of countryside charm and coastal living.

Bridlington, the nearest town to Sewerby, is a bustling seaside destination on the East Yorkshire coast, known for its award-winning sandy beaches and historic harbour. The town offers a vibrant mix of shops, restaurants and cafes, along with attractions like Bridlington Spa and the Old Town's charming cobbled streets. With excellent transport links, a variety of outdoor activities and a warm community feel, Bridlington is a perfect blend of traditional coastal charm and modern convenience.



Entrance Hall



Lounge



Kitchen



Dining area

Accommodation

ENTRANCE HALL

4' 5" x 3' 10" (1.36m x 1.18m)

The entrance is via a side uPVC door into the entrance hall with wooden flooring, built in storage cupboards housing the gas central heating boiler and doors to the downstairs bedroom and lounge.

LOUNGE

16' 6" x 10' 7" (5.05m x 3.23m)

A cosy lounge features a window to the side elevation, allowing natural light, a radiator for warmth. A staircase to the first-floor landing and an open doorway provides access to the dining kitchen.

KITCHEN / DINING AREA

15' 11" x 5' 9" (4.87m x 1.77m)

With a range of wall and base units with granite worktop over and tiled splashback, inset stainless steel sink with mixer tap over. Integral appliances include a washing machine, fridge freezer, electric oven, four ring gas hob and fitted extractor fan. A

breakfast bar offers a space for casual dining for two people, however there is ample space for a dining table. Inset spotlighting and laminate flooring create a modern feel. Window to the rear elevation and sliding uPVC doors into the conservatory.

CONSERVATORY

9' 0" x 8' 9" (2.76m x 2.68m)

Currently used as a dining area, the conservatory is made from part uPVC and part brick construction, laminate flooring, radiator enabling the space to be used year round and a uPVC door onto the rear garden.

DOWNSTAIRS BEDROOM 1

12' 10" x 11' 6" (3.93m x 3.53m)

The downstairs bedroom is light and airy and benefits from a bay window to the front elevation, coving, radiator and a door to:



Conservatory



Bedroom 1



Ensuite



Bedroom 2

ENSUITE

4' 6" x 4' 5" (1.38m x 1.36m)

With tiled wall and flooring which offers easy maintenance, wash hand basing, WC, quadrant shower with sliding doors, double head thermostatic shower, inset spotlighting and an extractor fan.

FIRST FLOOR LANDING

3' 7" x 2' 7" (1.11m x 0.81m)

with inset spotlighting and doors to all rooms.

BEDROOM 2

11' 4" x 7' 1" (3.47m x 2.16m)

With a window to the rear elevation overlooking the garden, inset spotlighting, radiator, storage cupboard and inset TV.

BEDROOM 3

8' 10" x 6' 8" (2.71m x 2.05m)

With a window to the front elevation, storage cupboard and radiator.

BATHROOM

9' 4" x 4' 7" (2.85m x 1.42m)

The family bathroom features a window to the side elevation, it includes a panelled bath, a wash hand basin, and a WC. A heated towel ladder adds a touch of luxury, while the tiled floor and partially tiled walls create a sleek, low-maintenance finish. An extractor fan ensures proper ventilation.

PARKING

To the front of the property lies a gravelled parking area with dropped kerb offering space for up to two vehicles. To the side lies a block paved driveway offering access to the garage.

GARDEN

To the rear of the property lies a low maintenance paved area bordered with gravel. The space is fully enclosed by a secure fenced boundary, ensuring privacy and safety. Additionally, a personnel door provides convenient access to the garage, making this outdoor area both practical and easy to manage.



Bedroom 3



Bathroom



Rear of property



Garage

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 - B

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 71 sq m (764 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



Sewerby

Old Town

BRIDLINGTON

Hilderthorpe

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Driffield Office

64 Middle Street South,
Driffield, 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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