



Ulllyotts

EST. 1891

7 Headlands Drive
Bridlington
YO16 6XZ

GUIDE PRICE

£112,000

1 Bedroom Quarter House

Ulllyotts

EST 1891

01262 401401



Garden

 1
  1
  1
  Off Road Parking
  Gas Central Heating

7 Headlands Drive, Bridlington, YO16 6XZ

This unique quarter house offers stylish and compact living with an inviting open-plan lounge and kitchen, a quirky spiral staircase leads to the first floor to a good-sized bedroom and modern bathroom. Outside, the property benefits from a parking space, a private garden, with two additional areas are perfect for relaxing or entertaining.

The Crayke is on the north side of the town and is a sought-after residential area's offering excellent amenities with convenient access to local attractions. Residents enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store. The Crayke is within easy reach

of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

Bridlington is a picturesque seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and lively promenade. It blends traditional charm with modern attractions, offering a range of shops, restaurants, and entertainment. The town's Old Town boasts quaint streets and Georgian architecture, while the nearby cliffs of Flamborough Head provide stunning coastal scenery and wildlife. With a friendly community and a mix of leisure and heritage, Bridlington is a popular destination for visitors and a charming place to call home.



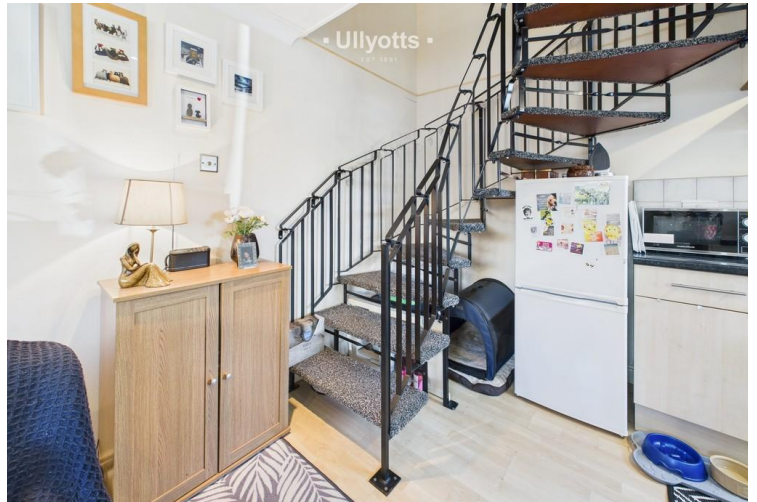
Lounge



Lounge / Kitchen



Kitchen



Staircase

Accommodation

ENTRANCE PORCH

2' 9" x 2' 6" (0.85m x 0.78m)

Entrance is via a uPVC door into an entrance porch with a window to the side elevation, door to a storage cupboard housing the gas central heating boiler, laminate flooring and door to:

LOUNGE

15' 7" x 12' 11" (4.76m x 3.95m)

With a window to the front and side elevation, electric fire with a feature surround, inset spotlighting, radiator and laminate flooring that leads through into the open plan kitchen and a spiral staircase leads to the first floor landing.

KITCHEN

15' 7" x 12' 11" (4.76m x 3.95m)

With a range of wall and base units with a worktop over and tiled splashback. Fitted appliances include an Indesit oven, a four ring gas hob and fitted extractor fan along with space for a washing machine and fridge freezer. A stainless steel sink and drainer with a mixer tap over sits beneath a window to the front elevation. A breakfast bar

separate the kitchen from the lounge and offers a casual dining area.

FIRST FLOOR LANDING

With door to the bedroom and bathroom.

BEDROOM

13' 0" x 8' 3" (3.97m x 2.52m)

With a window to the front and side elevation, radiator, built in wardrobe storage with sliding doors, loft access with a pull down ladder.

BATHROOM

7' 1" x 5' 5" (2.16m x 1.67m)

The bathroom offers a corner bath with electric shower over and tiled surround, partially tiled walls, vinyl flooring, wash hand basin, WC, a window to the front elevation and a heated towel ladder.

CENTRAL HEATING

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



Bedroom



Bedroom



Bathroom



Front of Property

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

OUTSIDE

The garden is to the front of the property behind a low-level fence with gated access to the front entrance. The garden is mainly gravel with paved pathways and the current owner has added potted plants for a pop of colour.

Two further areas of garden also belong to the property and benefits from a paved area to the left of the property and the triangular piece of garden sits to the front left of the property and benefits from colourful shrubs, plants and a tree.

PARKING

Four parking spaces are available to the front of the property, one for each of the residents in the four quarter houses.

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED D

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.

The stated EPC floor area, (which may exclude conservatories),
is approximately 38 m2 (409 ft2)



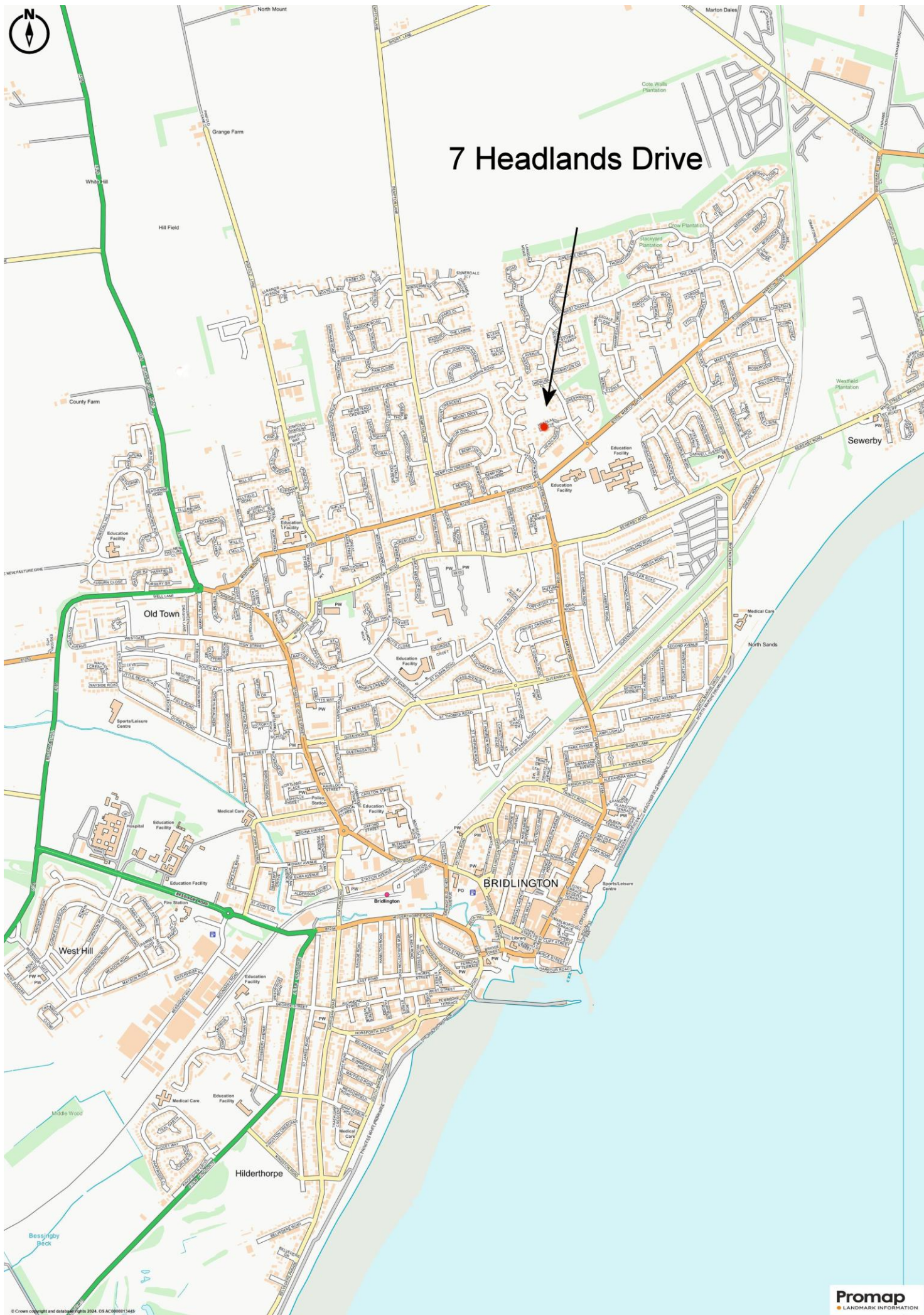
VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

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



7 Headlands Drive

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Promap
LANDMARK INFORMATION



■ Ulllyotts ■

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