



21 Sandgate Road
Bridlington
YO16 6UE

ASKING PRICE OF

£185,000

2 Bedroom Semi-Detached Bungalow



Garden



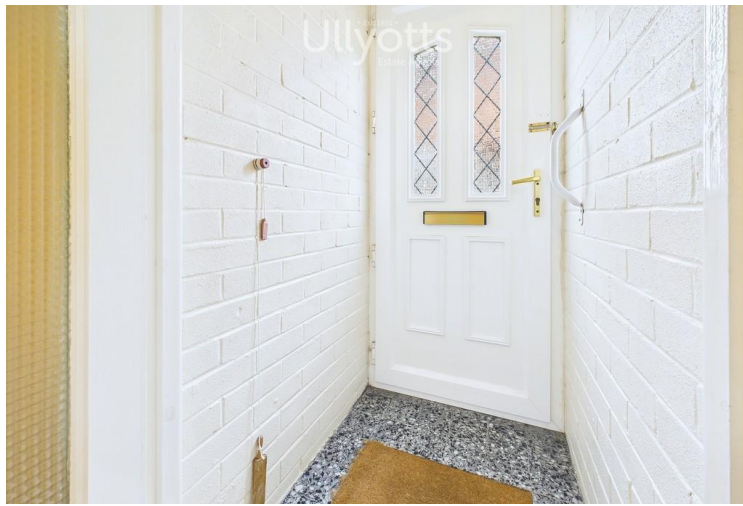
21 Sandgate Road, Bridlington, YO16 6UE

This pleasant semi-detached bungalow has been well maintained throughout and offers comfortable, single-level living in a sought-after location. The accommodation comprises a light and airy lounge, a well-proportioned dining kitchen, two bedrooms and a bathroom. Outside, the property benefits from off-street parking, a garage and attractive gardens to both the front and rear, providing ideal spaces for relaxation. This lovely home is perfect for those seeking an easy-to-manage property in a peaceful residential setting.

The property is situated on the 'Sandsacre Estate' and is located on the north side of the town nestling between Sewerby Road and Martongate, offering a fantastic location with excellent local amenities. The area features its own shopping hub being The Sandsacre Centre, which includes a Morrisons Daily with Post Office, bakery and

hairdresser. Easy access to the North Library, Co-op supermarket, and the Friendly Forester pub and eatery situated on Martongate. Within walking distance, residents can explore the charming village of Sewerby, Sewerby Hall and Gardens, the picturesque North Side beach, and enjoy cliff-top walks to Sewerby or Promenade walks leading to Bridlington's town centre.

Bridlington is a popular coastal town on the East Yorkshire coast, known for its award-winning beaches, bustling harbour, and welcoming community. The town offers a good range of local shops, cafés, and leisure amenities, with plenty of opportunities to enjoy the outdoors and local events. It also has a proud sporting tradition, with local clubs such as Bridlington Town playing an active role in community life.



Entrance Porch



Hallway



Lounge



Kitchen

Accommodation

ENTRANCE HALL

9' 10" x 3' 7" (3.01m x 1.11m)

The property is entered via a side uPVC glazed door into a porch, complete with a tiled floor and inset coconut matting, leading through a glazed door into the main entrance hall. The L-shaped hall features a radiator, a loft hatch, a storage cupboard housing the hot water tank-perfect for linen and towels-and an additional cupboard with shelving. Doors from the hall provide access to all rooms.

LOUNGE

13' 10" x 11' 8" (4.23m x 3.58m)

The lounge features a large window to the front elevation, filling the room with natural light. A gas fire with a marble hearth and surround serves as an attractive focal point, complemented by feature wallpaper. A radiator and a wall light complete the space, creating a warm and inviting living space.

KITCHEN

11' 4" x 8' 10" (3.46m x 2.70m)

The kitchen offers a range of wall, base and drawer units with a wood-effect worktop, tiled splashback and vinyl flooring. A 1½ bowl sink and drainer with a mixer tap over sits beneath a rear-facing window, offering a pleasant outlook over the garden. Fitted appliances include a four-ring gas hob, eye-level electric oven and extractor fan, with space and plumbing for a washing machine and fridge freezer. A built-in table provides casual dining for three, while a radiator and a storage cupboard with shelving-housing the floor-standing gas central heating boiler-add practicality. A stained-glass uPVC door gives direct access to the rear garden.

DINING ROOM/BEDROOM 2

10' 5" x 7' 9" (3.18m x 2.38m)

The second bedroom is currently used as a dining area but offers flexible space that could serve as a bedroom, home office, or craft room. It features windows to the front and side elevations, a feature wallpapered wall, fitted storage with shelving and hanging space and a radiator.



Dining Room/Bedroom 2



Bedroom 1



Bathroom



Garage

BEDROOM 1

11' 10" x 10' 4" (3.62m x 3.16m)

The master bedroom is located at the rear of the property, featuring a window overlooking the garden. A feature wallpapered wall, a radiator and a fitted wardrobe with shelving and hanging space provide practical storage.

BATHROOM

7' 1" x 5' 5" (2.17m x 1.66m)

The bathroom features a panelled bath with an Aqualisa shower and glass screen, a wash hand basin, WC, and a wall-mounted mirrored cabinet. Tiled walls and flooring complement the space, while a radiator and a side-facing window add natural light and ventilation.

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.

GARAGE

15' 8" x 9' 0" (4.79m x 2.75m)

Brick built garage with electric fob operated roller door, lights and power connected. Personnel door to side.

OUTSIDE

To the front, the property is set back from the road behind a low-level wall, with a lawned garden edged by mature shrubs and plants, adding both privacy and colour. A paved driveway to the side provides off-street parking and access to the garage. At the rear, a secure garden is mainly laid to lawn, featuring a patio ideal for seating or outdoor dining, with colourful shrubs and plants bordering the space. A wooden gate provides access to the driveway while maintaining security.

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.



Garden

COUNCIL TAX BAND - C

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.

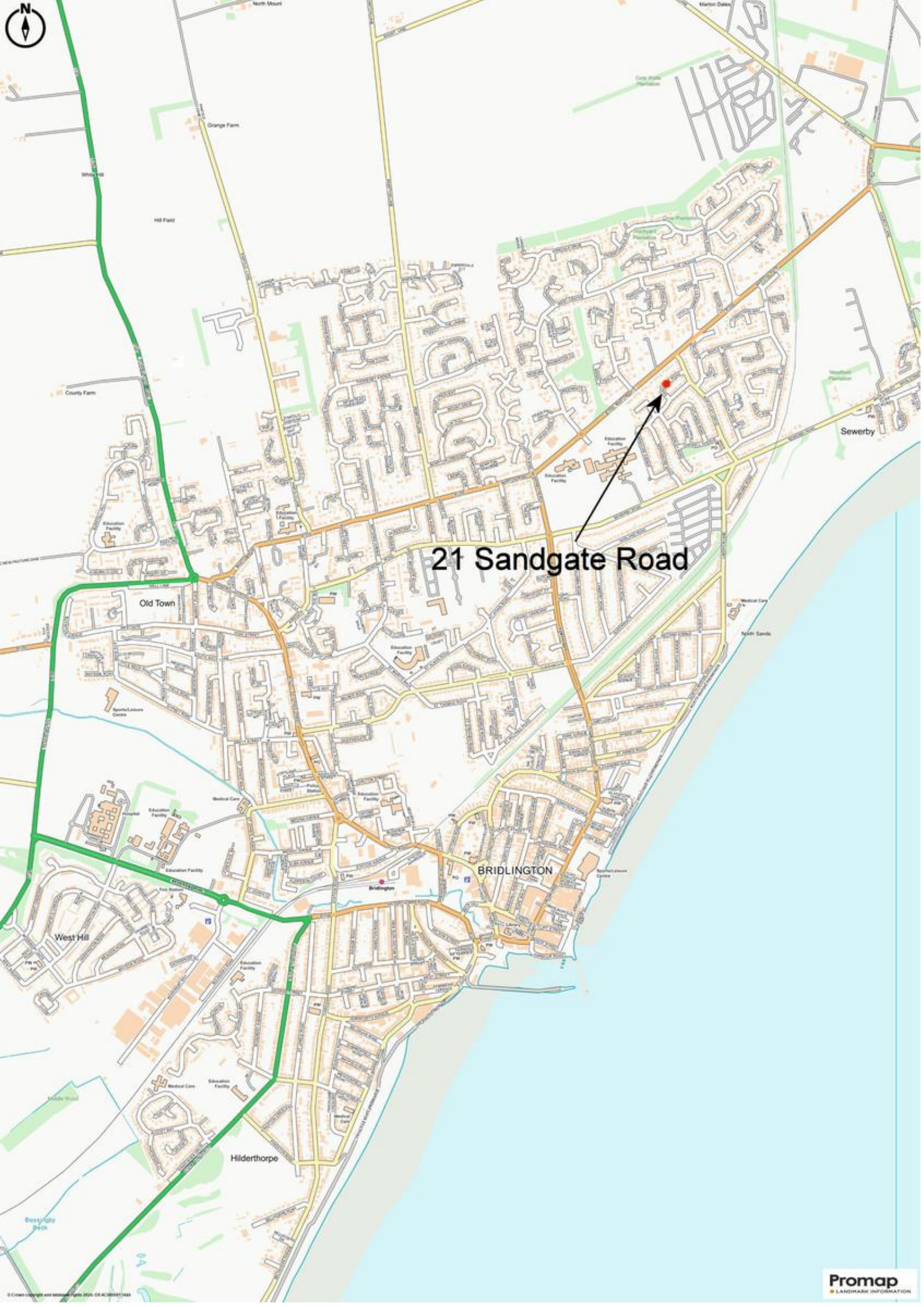
VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The digitally calculated floor area is 72 sq m (772 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





21 Sandgate Road

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