



10 Sewerby Headlands
Bridlington
YO16 7DF

ASKING PRICE OF

£210,000

2 Bedroom Semi-Detached Bungalow



Side Elevation



2



1



2



Carport



Gas Central Heating

10 Sewerby Headlands, Bridlington, YO16 7DF

Set on a fabulous, generous plot, this attractive two-bedroom semi-detached dormer bungalow offers spacious and versatile accommodation throughout. The property boasts a large lounge and dining area, a well-equipped kitchen, a ground-floor bedroom with dressing area and a family bathroom, with a further bedroom and WC upstairs. Outside, the spacious garden provides a wonderful setting, with access from Marton Road for parking and a large greenhouse that could easily be enjoyed as a sun room, making this a truly appealing home in a sought-after setting.

Sewerby Headlands is on the north side of the town and is popular residential area offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands

Secondary School (ages 11-18). 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. There is also a well serviced bus route.

Bridlington is a charming coastal town offering the perfect blend of seaside living and modern amenities. Renowned for being the lobster capital, its beautiful sandy beaches, historic harbour and traditional promenade, the town also provides a range of shops, cafés, restaurants and leisure facilities. With excellent transport links, well-regarded schools and easy access to the stunning Yorkshire Wolds countryside, Bridlington is an attractive location for families, retirees and holiday home buyers alike.



Entrance Hall



Lounge



Dining Area



Kitchen

Accommodation

ENTRANCE HALL

12' 2" x 6' 8" (3.71m x 2.04m)

The entrance to the property is positioned to the side, with three steps leading up to a composite door opening into the main entrance hall. The hall features wood-effect laminate flooring, which continues through to the kitchen and downstairs bedroom, along with coving and a radiator. Stairs rise to the first-floor landing, with doors providing access to all ground-floor rooms.

LOUNGE & DINING AREA

24' 0" x 14' 4" (7.33m x 4.37m)

The lounge enjoys a recently refitted carpet and features a bay window to the front elevation, complemented by a stone-style fireplace with a gas fire in situ, radiator, chandelier and inset blinds. It opens seamlessly into the dining area, creating a spacious open-plan living and social space. The dining area benefits from a bay window to the front and an additional window to the side, along with a chandelier and radiator, making the room bright, inviting, and perfect for both relaxed family living and entertaining.

KITCHEN

15' 2" x 5' 5" (4.63m x 1.66m)

The kitchen offers a range of modern white gloss wall and base units with wood-effect worktops and a white brick-style tiled splashback, creating a bright and contemporary feel. Two windows to the rear elevation provide lovely views over the garden, while a 1½ stainless steel sink and drainer with mixer tap sits neatly beneath. There is space for appliances including a washing machine, dryer, fridge freezer and oven, along with a fitted extractor fan and wall mounted gas central heating boiler and the washing machine and fridge freezer can be included subject to buyer requirement. The room is finished with coving, inset spotlighting and a door leading out to the rear elevation.

GROUND FLOOR BEDROOM

18' 7" x 9' 5" (5.68m x 2.88m)

The ground-floor bedroom is a generous size and features a convenient dressing area, a window to the rear, two radiators, and inset spotlighting, creating a bright and versatile space.



Ground Floor Bedroom



Bathroom



Landing



Bedroom 2

BATHROOM

9' 11" x 5' 8" (3.04m x 1.73m)

The bathroom is beautifully presented, spacious, and well-equipped, featuring a jet bath with a shower attachment, a shower cubicle with a double-head thermostatic shower and an inset shelf, a vanity wash hand basin with an LED light-up mirror above, and a WC. Wood-effect vinyl flooring and marble-effect tiled walls add a stylish touch, while a radiator, additional towel ladder and a window provide both warmth and natural light with ventilation.

LANDING

5' 4" x 4' 1" (1.65m x 1.27m)

The first-floor landing is bright and welcoming, featuring a hanging chandelier light, a Velux window, and a radiator, with doors providing access to the second bedroom and the upstairs WC.

FIRST FLOOR BEDROOM

13' 9" x 10' 8" (4.21m x 3.26m)

The second bedroom features a window to the front elevation, a radiator, and convenient eaves storage, offering a cosy yet functional space.

WC

9' 7" x 4' 9" (2.94m x 1.45m)

The upstairs WC is bright and practical, with a Velux window providing natural light, tile-effect vinyl flooring, a wash hand basin, WC, radiator, and a fitted work surface with a dressing area.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING & ACCESS

Parking on the street along Sewerby Headlands, with a shared access from Marton Road over a long driveway to the rear of the property and a carport with roller shutter door. The title to the access is unregistered.

OUTSIDE

The garden to the side of the property is beautifully maintained and thoughtfully landscaped, featuring a neatly laid paved path and patio areas, bordered by a



WC



Car Port



Pond



Garden

variety of plants, shrubs, and small hedges. A central raised stone feature adds character and serves as a focal point, while the surrounding lawn is well-kept and vibrant. The garden extends alongside the property, providing both aesthetic appeal and a functional outdoor space for relaxation or entertaining, with easy access to the greenhouse and rear areas. In the corner, there is a stone pond with a water feature and fish, which will be included in the sale. Additionally, a shed with power connected is in situ, providing convenient storage for gardening tools and equipment.

GREENHOUSE / SUMMERHOUSE

The greenhouse, constructed of brick and UPVC, could easily be converted into a sunroom or garden room. A ramp runs from the back door into the carport, offering accessible entry to the property via the rear entrance.

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 – 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

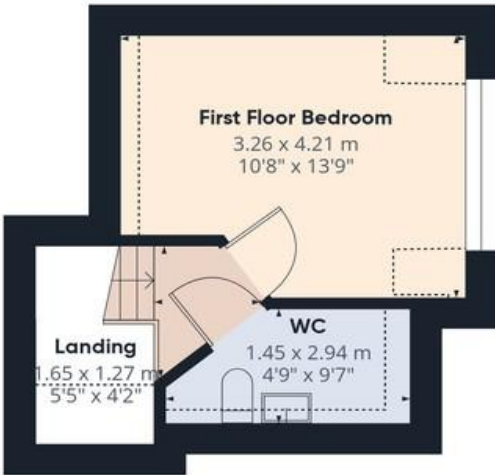
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 92 sq m (990 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1





10 Sewerby Road

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