

Ulllyotts

EST 1891



16 Sewerby Park Close
Sewerby
YO15 1EE

OFFERS OVER

£185,000

2 Bedroom Semi-Detached Bungalow

Ulllyotts
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01262 401401



Garden/Garage



2



2



1



Garage, Off
Road Parking



Gas Central Heating

16 Sewerby Park Close, Bridlington, YO15 1EE

This beautifully renovated semi-detached dormer bungalow sits on a good-sized plot and offers stylish, versatile living accommodation. The property features an open-plan lounge and dining area, a modern fitted kitchen, and a contemporary shower room. It also benefits from a ground-floor bedroom and a loft room on the first floor, providing flexible living options. Outside, there is a large side garden, off-road parking, and a garage, enhancing its appeal. Offered with no onward chain, this property is perfect for investors, those seeking a holiday home, or buyers looking for a comfortable main residence.

The property is situated in Sewerby Park Close, a peaceful cul-de-sac within the highly desirable village of Sewerby. It is ideally placed for easy access to a range of local attractions, including the beautiful Sewerby Hall and

Gardens, The Ship Inn public house and eatery, The Old Forge restaurant, and a local hairdresser. The nearby cliff tops offer stunning coastal views towards Flamborough Head, and the popular Bondville Model Village is also just a short stroll away. The land train, which runs between Sewerby and Bridlington, picks up and drops off nearby, offering a convenient and scenic way to travel along the seafront.

Bridlington, the nearest town, provides a wider range of shops, supermarkets, restaurants, schools, and leisure facilities, along with its historic harbour and award-winning beaches. Sewerby also benefits from a village church, adding to its traditional charm and strong community feel.



Lounge



Dining Room



Lounge / Dining Room



Kitchen

Accommodation

ENTRANCE

Entrance to the property is via a side glazed composite door, providing direct access into the kitchen.

LOUNGE

13' 10" x 9' 1" (4.23m x 2.77m)

The lounge benefits from windows to both the side and rear elevations, allowing for plenty of natural light, and features a glazed uPVC door that provides direct access to the garden. A modern grey-style radiator adds a contemporary touch and an opening leads seamlessly into the dining room.

DINING ROOM

10' 10" x 10' 9" (3.31m x 3.30m)

The dining room features a modern vertical grey radiator, provides ample space for a dining table and chairs and benefits from a convenient door leading directly into the kitchen.

KITCHEN

10' 9" x 9' 4" (3.30m x 2.86m)

The kitchen is modern and stylish, fitted with a range of grey wall, base and drawer units complemented by contrasting white worktops, a brick-effect tiled splashback along with grey wood-effect vinyl flooring. Integrated appliances include a dishwasher, washing machine, fridge, freezer, Beko oven, Beko electric hob and a Ciarra extractor fan. A black composite 1½ bowl sink and drainer with mixer tap is positioned beneath a window overlooking the side elevation. The kitchen also features a sleek grey vertical radiator and a door leading into the hallway and onward to the ground floor bedroom.

HALLWAY

10' 8" x 2' 8" (3.27m x 0.82m)

An internal hallway leads from the kitchen to the main bedroom and also offers access to a staircase to the loft room.



Kitchen



Hall



Bedroom 1

BEDROOM 1

13' 0" x 10' 11" (3.98m x 3.33m)

The ground floor bedroom features a charming bay window to the front elevation, allowing for plenty of natural light, and is fitted with a modern grey radiator.

LOFT ROOM

14' 11" x 9' 4" (4.57m x 2.86m)

A staircase leads up to the loft room, which benefits from a window to the side elevation. The room features a modern grey radiator, useful eaves storage and a small cupboard housing the gas central heating boiler.

The property was last sold in 2020 where the second bedroom was in place. We have no information available as to when the room was created.

SHOWER ROOM

6' 4" x 5' 7" (1.95m x 1.72m)

The modern shower room benefits from a window to the rear elevation and features a double shower tray with a glass screen and a thermostatic shower with dual shower heads. Additional fittings include a vanity unit with a wash hand basin, a WC, wet wall panelling for a sleek,



Bedroom 2

low-maintenance finish, wood-effect vinyl flooring and a grey heated towel ladder for added comfort and style.

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.

PARKING/GARAGE

Parking is available to the side of the property via a shared driveway, which leads to a paved area offering space for parking. There is also access to a detached garage with an up-and-over door, providing additional storage or secure parking.

OUTSIDE

The garden is primarily located to the side of the property and is mainly laid to lawn, offering a spacious and versatile outdoor area. An additional piece of garden sits to the rear of the garage, further enhancing the outdoor space. The plot is a generous size, providing ample room for gardening or leisure.



Shower Room



Garage



Front Elevation

To the front of the property, there is a neatly maintained lawn area complemented by white gravel, creating a welcoming and low-maintenance exterior.

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 - B

ENERGY PERFORMANCE CERTIFICATE - RATED E

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



16 Sewerby Park Close

Sewerby

BRIDLINGTON

Hilderthorpe

The stated EPC floor area, (which may exclude conservatories),
is approximately 69 sq m (742 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

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