



7 Maple Close  
Bridlington  
YO16 6TD

OFFERS OVER

**£290,000**

**3 Bedroom Detached Bungalow**





Garden



3



2



1



Off Road  
Parking



Gas Central Heating

## 7 Maple Close, Bridlington, YO16 6TD

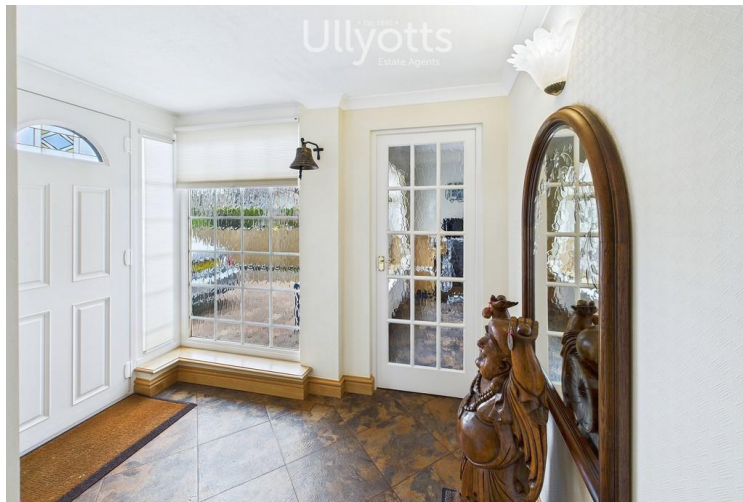
This well-presented and versatile three-bedroom detached residence is set in a sought-after location, offering spacious and flexible living throughout. The accommodation includes a welcoming lounge, modern kitchen, shower room, and a bright sun room overlooking the garden. Externally, the property boasts low-maintenance front and rear gardens, ample off-road parking, and the added benefit of a summer house, making it an ideal home for families or those seeking comfortable and practical living in a desirable setting.

The Sandsacre area is 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 premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.





Entrance Hall



Lounge



Lounge



Kitchen

## Accommodation

### ENTRANCE HALL

8' 10" x 6' 1" (2.70m x 1.86m)

Entrance to the property is via a composite door leading into a welcoming entrance hall with tile-effect flooring, windows to the front and side, wall light, and coving. From here, doors provide access to bedroom three/office and the inner hall, which offers access to all further rooms.

### LOUNGE

21' 2" x 14' 6" (6.46m x 4.42m)

The lounge is spacious and versatile and could easily accommodate use as a lounge diner. It features a bow window and an additional front-facing window, allowing plenty of natural light, along with coving, three radiators, and a gas fire with marble surround. With ample space for further seating or a dining table, the room is enhanced by a convenient serving hatch directly from the kitchen.

### KITCHEN

11' 8" x 8' 2" (3.58m x 2.51m)

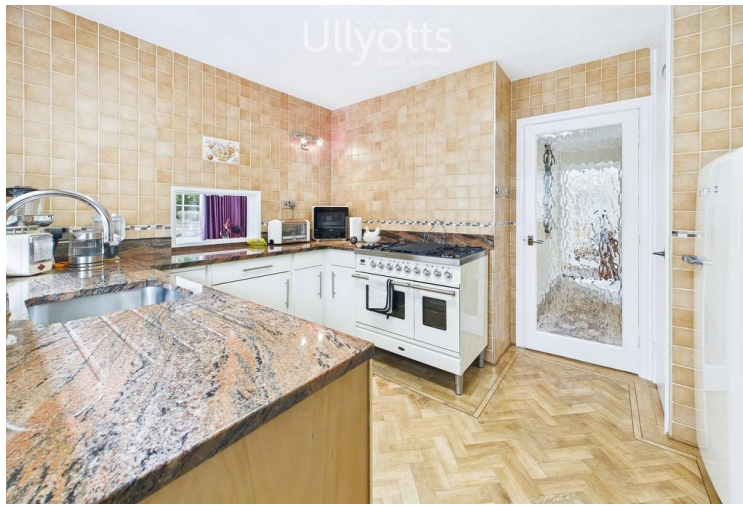
The kitchen is fitted with cream gloss wall, base and drawer units complemented by a marble worktop and tiled splashback, finished with herringbone-effect flooring. An inset stainless steel sink and drainer sit beneath a side-facing window, with space provided for appliances including a fridge, washing machine and oven. A useful storage cupboard houses the hot water tank, while an external door offers access to the side of the property.

### SUN ROOM

10' 4" x 6' 11" (3.16m x 2.11m)

The sun room provides a pleasant sitting area with windows to the side and rear elevations, allowing plenty of natural light. A uPVC door opens directly onto the garden, while the addition of a radiator ensures the space can be enjoyed comfortably all year round.





Kitchen



Sun Room



Inner Hall

### INNER HALL

8' 8" x 6' 5" (2.66m x 1.96m)

The inner hall features a radiator, coving and a loft hatch, along with a useful storage cupboard fitted with shelving for towels and linen. Doors lead off to the lounge, kitchen, two bedrooms and the shower room.

### BEDROOM 1

12' 11" x 11' 3" (3.95m x 3.44m)

The first bedroom enjoys a rear-facing window with pleasant views of the garden and is finished with coving and a radiator.

### BEDROOM 2

10' 9" x 8' 10" (3.29m x 2.71m)

The second bedroom also benefits from a rear-facing window overlooking the garden, together with coving and a radiator.

### BEDROOM 3/SITTING ROOM

17' 3" x 8' 10" (5.26m x 2.70m)

The third bedroom, converted from the original garage, offers versatility and is currently used as a sitting area and home office. It features a front-facing window, tile-



Bedroom 1

effect flooring, radiator, and built-in storage with hanging space and drawers, also housing the gas central heating boiler. Double doors open through to the sun room, enhancing its flexibility as a living space.

### SHOWER ROOM

7' 8" x 7' 4" (2.34m x 2.24m)

The shower room is well presented with fully tiled walls and flooring, featuring a P-shaped shower tray with curved screen and thermostatic shower. A vanity unit incorporates the wash hand basin and WC, topped with marble worktops, complemented by wall units, a fitted mirror and a heated towel rail.

### 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.

### OUTSIDE

To the front, the property is set back from the road





Bedroom 2



Bedroom 3



Shower Room



Summer House

behind a low-level wall and is beautifully presented with low-maintenance paved and gravelled areas, along with gated access to the side leading to the rear garden.

To the rear, the private garden is also low-maintenance and well-presented, enclosed by fenced boundaries, and features a summer house, providing a perfect outdoor retreat.

#### **PARKING**

Ample parking is available on the paved area at the front of the property.

#### **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 (101.3m2 1091ft2). This area may differ from the floor area on the Energy Performance Certificate.







7 Maple Close



Old Town

BRIDLINGTON

Hilderthorpe

Sewerby

North Sands

West Hill

Sports Leisure Centre

Education Facility

Medical Care

Education Facility

Medical Care

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