



55 Bridlington Street
Hunmanby, North Yorkshire YO14 0LW
Asking price £395,000


WILLOWGREEN
ESTATE AGENTS

This charming three bedroom detached house is beautifully presented and deserves more than a passing glance! The property has been wonderfully renovated and tastefully decorated throughout, to create that welcoming cosy cottage feel, with an unusually large plot that includes outbuildings, office or gym and its very own outdoor heated swimming pool, which is the perfect place to relax and enjoy with all your family and friends.

This property offers a modern layout with bright, fresh, interior and has annex potential, subject to obtaining the relevant permissions. Whether you are looking for a forever family home, the perfect downsize or a seaside retreat, this property offers all you could ever wish for.

The accommodation briefly comprises, entrance hall, open plan sitting room and dining area, kitchen, two double bedrooms, a further single bedroom and a modern bathroom.

Surrounded by breath-taking scenery, Hunmanby nestles between the Yorkshire Wolds and the coast, and contains some of the best features of both. It has a wide range of facilities such as: locally run shops, a good choice of refreshment from cafes to public houses and a country hotel, train and bus station as well as, leisure facilities including a gym, golf course, Community Centre with regular live performances and a fishing lake, not forgetting the sandy beach at Hunmanby Gap which is not far away.

EPC rating D



ENTRANCE HALL

Cedar wood front entrance door, oak flooring and fitted bench seat with shoe and coat storage.

SITTING ROOM 22'5 x 18'9 (6.83m x 5.72m)

Window to the front aspect, oak flooring, feature fireplace with log burner, bespoke fitted shelving, power points, TV point and oak stairs leading to the first floor landing. Understairs cupboard with power points and plumbing for washing machine.

DINING AREA

French doors opening to the side aspect, fitted shelving, radiator and under stairs cupboard with plumbing for washing machine and power points.

KITCHEN 14'1 x 9'10 (4.29m x 3.00m)

French doors to the side aspect, oak flooring, radiator, a range of wall and base units with work surfaces, tiled splash backs, island with breakfast bar feature with sink and drainer unit, hot water tap, integrated fridge, electric oven, gas hob and power points.

FIRST FLOOR LANDING

Radiator, loft access with ladder and power points.

MASTER BEDROOM 15'6 x 10'1 (4.72m x 3.07m)

Window to the front aspect, bespoke fitted wardrobes, radiator, TV point and power point.

BEDROOM TWO 13'4 x 9'10 (4.06m x 3.00m)

Window to the front aspect, fitted wardrobes, radiator, TV point and power points.

BEDROOM THREE 10'2 x 9'3 (3.10m x 2.82m)

Window to the front aspect, fitted wardrobes, radiator, built in cabin beds with over head storage and power point.

HOUSE BATHROOM

Window to the side aspect, wood effect waterproof flooring, four piece bathroom suite comprising; free standing bath with mixer taps and shower attachment, walk in shower with drench shower head, low flush WC, wash hand basin with vanity unit and wood panelled walls.

GARDEN

Side entrance to this wonderful outside entertaining

area, perfect for all the family to enjoy. Side entrance to a large mainly laid to lawn garden with plant and shrub borders, large decked patio wraps around the heated swimming pool, outside tap, outside light, outside power points, and plant room that services the pool.

The pool could be filled in or removed to make as garden or a permaculture garden.

WORKSHOP/ SHED

A large timber workshop, ideal storage.

OUTDOOR OFFICE

A large building with beamed ceiling has annex potential, makes the perfect office or gym with power points, electric heater and plumbed for washing machine. Plus separate office/workshop space.

POOL PUMP HOUSE

A timber building housing the workings for the swimming pool, the swimming pool has quality commercial fittings, including an air source heat pump and equipment.

PARKING

Ample parking with secure cedar double gates to driveway.

TENURE

Freehold.

SERVICES

Mains electricity, drainage and gas.

ADDITIONAL INFORMATION

Planning permission has previously been granted in 2020 for a single storey extension, which would allow for a large kitchen/lounge to be created.

The property has an up to date EICR certificate in 2024 allowing the option for smart home devices, and fibre broadband connected.

The shutters are included in the sale.

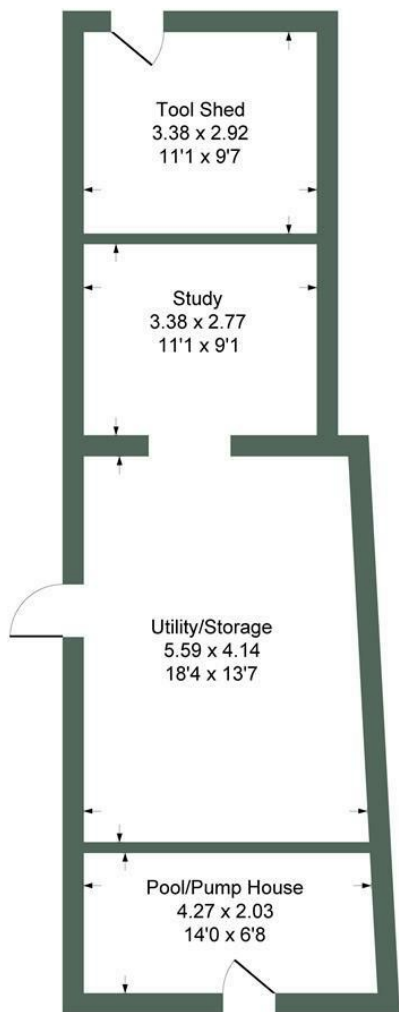
COUNCIL TAX BAND D



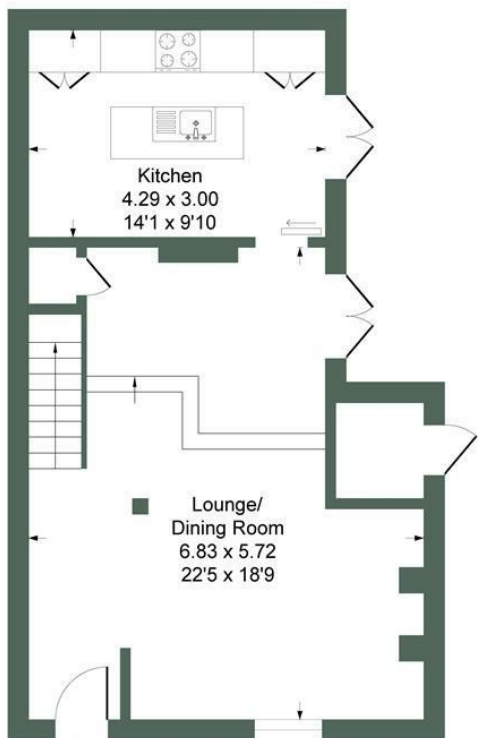


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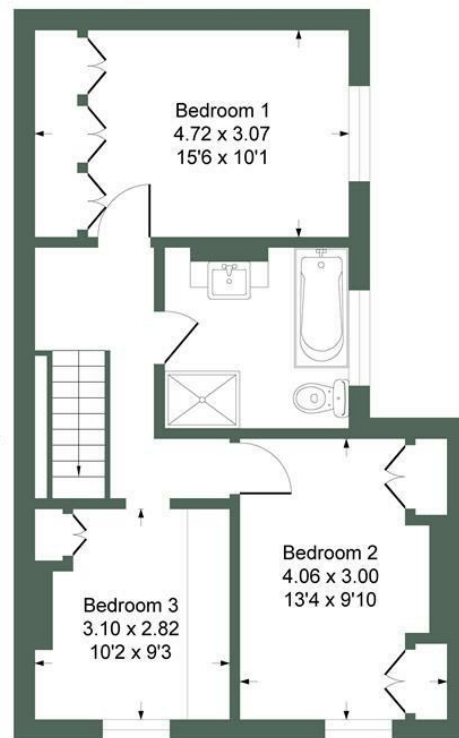
Approximate Gross Internal Floor Area = 100.5 sq m / 1082 sq ft
 Out House Area = 52.2 sq m / 562 sq ft
 Total Area = 152.7 sq m / 1644 sq ft



Out House

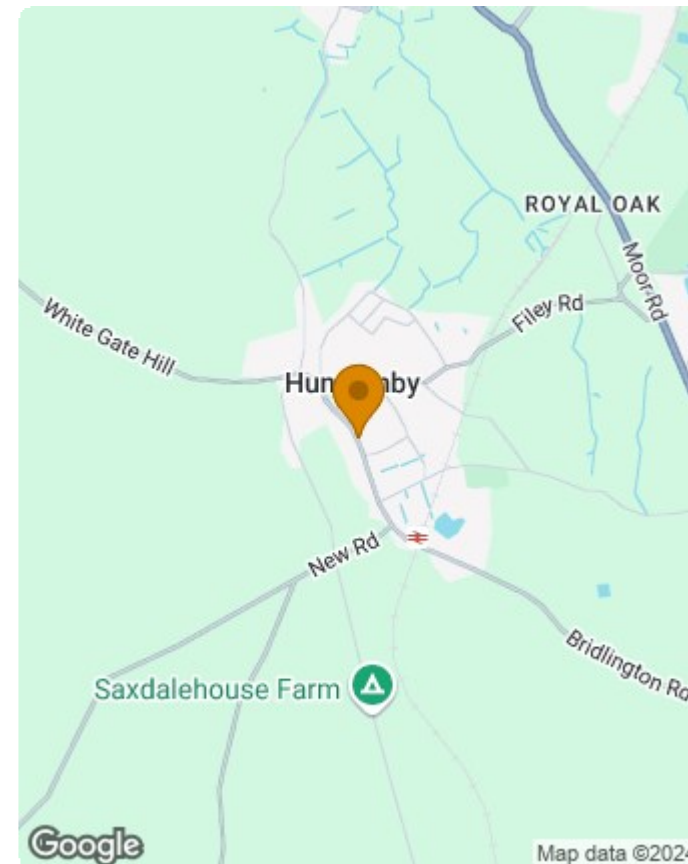


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	85	57

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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