



1 Mayfield Road, Bridlington, YO15 3LE

Price Guide £350,000



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Welcome to the desirable area of Mayfield Road in Bridlington, this impressive detached house offers a unique opportunity for those seeking a spacious home by the sea.

The property has five generously sized bedrooms and three bathrooms, perfect for larger families, those who work from home or enjoy hosting guests.

The three reception rooms, provide ample space, whether you envision a formal dining area, a cosy lounge, home office or a playroom, the versatile layout allows you to create the perfect environment to suit your lifestyle.

This home presents a blank canvas, inviting you to put your own personal stamp on it and create the perfect sanctuary tailored to your tastes. Whether you envision a modern family haven or wish to preserve its period charm.

One of the standout features of this residence is its enviable location, just a stone's throw from the south beach and foreshore. Enjoy delightful side sea views from the front elevation, making every day feel like a holiday.

Additionally, the inclusion of solar panels highlights a commitment to sustainability and energy efficiency, offering potential savings on utility bills while reducing your carbon footprint.

This detached house on Mayfield Road is a rare find, offering both space and potential in a sought-after seaside location. If you are looking to create your dream family home this property is not to be missed.

Entrance:

Composite door into inner porch. Door into a spacious inner hall, understairs storage cupboard, upvc double glazed bay window with side sea views and central heating radiator.

Lounge:

14'5" x 14'2" (4.41m x 4.33m)

A spacious front facing room, period fireplace with tiled inset and wood surround. Upvc double glazed bay window with side sea views and central heating radiator.

Dining room:

16'0" x 12'7" (4.89m x 3.86m)

A rear facing room, built in book shelves and storage cupboards. Central heating radiator and upvc double glazed bay with door into the garden room.

Garden room:

13'2" x 8'10" (4.03m x 2.70m)

Over looking the garden, upvc double glazed windows and door.

Kitchen/diner:

20'2" x 11'1" (6.17m x 3.40m)

Fitted with a range of base and wall units, stainless steel sink unit, two electric ovens, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine and dishwasher. Space for fridge and tumble dryer. Upvc double glazed window, central heating radiator and upvc door onto the garden.

Rear lobby:

Upvc double glazed window and tiled floor.

Shower room:

6'10" x 4'9" (2.09m x 1.45m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled and upvc double glazed window.

First floor:

A spacious landing, built in storage cupboard and upvc double glazed window.

Bedroom:

16'3" x 14'7" (4.97m x 4.45m)

A front facing double room currently used as a sitting room, period fireplace with electric fire, tiled inset and wood surround. Upvc double glazed window with side sea views and central heating radiator.

Bedroom:

14'6" x 13'4" (4.42m x 4.07m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

12'3" x 11'2" (3.74m x 3.42m)

A rear facing double room, built in wardrobe, upvc double glazed window and central heating radiator.

Bedroom:

10'5" x 9'10" (3.18m x 3.02m)

A front facing double room, period fireplace with tiled inset and wood surround. Upvc double glazed bay window with side sea views and central heating radiator.

Bathroom:

7'11" x 5'10" (2.43m x 1.79m)

Comprises corner bath, wc, wash hand basin, part wall tiled, extractor, shaver socket, upvc double glazed window and ladder radiator.

Second floor:

Upvc double glazed window.

Bedroom

16'8" x 6'8" (5.10m x 2.04m)

A front facing double room, access to the eaves, velux window and central heating radiator.

Office area, upvc double glazed window with side sea views and central heating radiator.

Bathroom:

5'3" x 4'7" (1.62m x 1.42m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin, extractor, velux window and stainless steel ladder radiator.

Workshop:

19'0" x 18'11" (5.81m x 5.79m)

Electric door, gas boiler, hot water store, storage above by drop down ladder.

Exterior:

To the front of the property is a small walled garden.

To the side elevation is a private driveway leading to the workshop.

Garden:

To the rear of the property is a walled garden, pebbled with shrubs and bushes.

1, Mayfield Road, Bridlington, has been occupied by a professional family since 2005. Mr and Mrs Butland were both involved in University research since 1968. Mrs Butland was honoured as "Woman Engineer of the week" in 2018.

The house was adapted to provide accommodation for them to continue their research independently, and the top storey was fitted up with extensive computing facilities.

The rooms are spacious and can be easily adapted to house a family giving all occupants plenty of room for independent living.

It would make an ideal property for University workers.

Mr Butland (14/05/2025)

Notes:

Council tax band: E

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

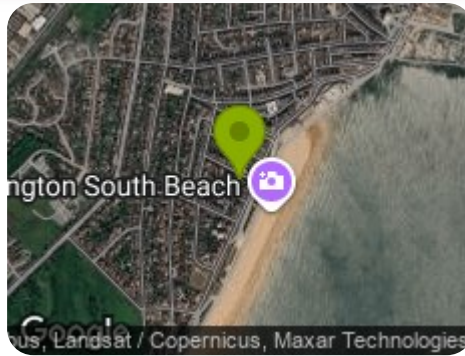
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



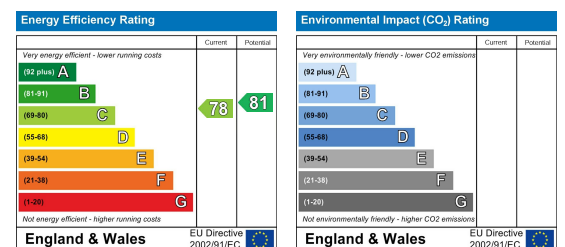
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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