



Sands Lane, Bridlington

YO15 2JG

Asking Price £350,000



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HUNTERS[®]
EXCLUSIVE

21 Sands Lane, Bridlington, YO15 2JG

DESCRIPTION

A fantastic opportunity to acquire a substantial detached residence on the prestigious Sands Lane, just a short stroll from the beach. This impressive home offers a rare chance to secure a truly versatile property with enormous potential to become an exceptional forever family home.

Set back from the road, the property immediately impresses with its generous frontage, lawned garden area and ample off-street parking, creating a welcoming first impression.

Stepping inside, you are greeted by a grand entrance hall that sets the tone for the character throughout the home. This elegant space features a charming feature fireplace, attractive herringbone flooring, and a striking stained glass window, showcasing the home's original charm.

The ground floor offers flexible living accommodation, including a large bay-fronted lounge which provides a bright and spacious setting ideal for relaxing or entertaining. In addition, there are two further reception rooms, offering endless versatility and perfectly suited for use as a formal dining room or second sitting room.

To the rear of the property sits the kitchen with adjoining pantry and separate utility room, providing excellent practical space for family living. The ground floor is further enhanced by the convenience of two separate W/Cs.

To the first floor, a spacious landing leads to five generously sized double bedrooms. Each room offers excellent proportions with plenty of scope for modernisation and personalisation. Several rooms benefit from feature fireplaces and great storage. The first floor is completed by a family bathroom with bath and wash basin, along with a separate W/C.

Externally, the property continues to impress with a well-kept and expansive rear garden, predominantly laid to lawn. This private outdoor space is ideal for families, offering plenty of room for children to play, entertaining, or simply enjoying a peaceful coastal lifestyle.

Schedule a viewing today to fully appreciate this home!









Ground Floor



Floor 1



Approximate total area⁽¹⁾

3087 ft²

286.8 m²

Reduced headroom

32 ft²

3 m²

(1) Excluding balconies and terraces

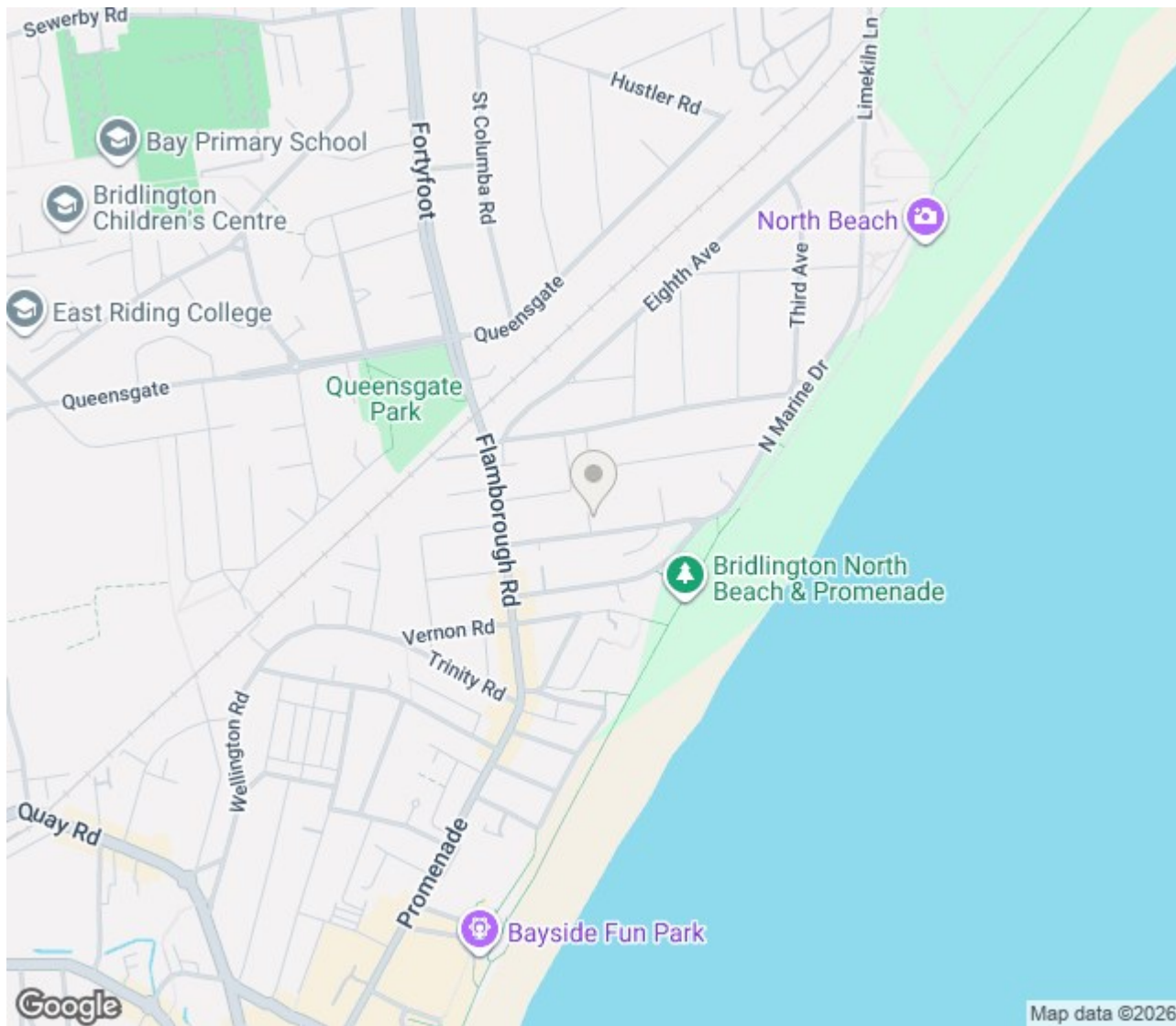
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

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

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



