



5 Wayside Road
Bridlington
YO16 4BA

GUIDE PRICE

£165,000

2 Bedroom Semi-Detached Bungalow



Garden

 2
  1
  1
  Garage, Off Road Parking
  Gas Central Heating

5 Wayside Road, Bridlington, YO16 4BA

Offered for sale with no onward chain, this pleasant two bedroom semi-detached bungalow provides comfortable and well-presented accommodation throughout, including a spacious lounge, fitted kitchen, modern shower room, two bedrooms and a delightful sunroom overlooking the rear garden. Set within generous gardens, the property benefits from a private rear garden, a good-sized front garden, ample off-road parking and a garage, making it an ideal choice for a variety of purchasers.

The property is situated within easy access to Bridlington's historic Old Town, which is a charming and characterful location, steeped in history and offering many amenities. Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by cafes, public houses, antique shops, an art gallery,

opticians, beauticians, and a florist. With its picturesque, cobbled streets, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience. Also, further amenities include a convenience store, Starbucks Coffee to go and Greggs within the fuel station situated on Scarborough Road.

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful beaches, historic harbour and vibrant promenade. With its blend of traditional seaside attractions and quaint Old Town, Bridlington offers a perfect mix of relaxation, natural beauty and heritage. Popular with retirees and holidaymakers, the town also has a thriving local community, making it a delightful place to visit or call home.



Entrance Hall



Lounge



Kitchen/Dining Area



Kitchen/Dining Area

Accommodation

ENTRANCE HALL

11' 8" x 2' 10" (3.57m x 0.88m)

Accessed via a glazed uPVC door to the side elevation, the welcoming entrance hall features attractive laminate flooring, a loft hatch with pull-down ladder providing access to a boarded loft space, and doors leading to all accommodation.

LOUNGE

16' 7" x 10' 2" (5.07m x 3.11m)

A bright and inviting reception room featuring a charming bow window to the front elevation, decorative coving, wall lighting and a radiator. The focal point of the room is the attractive central fireplace, housing a gas fire and creating a warm and welcoming atmosphere.

KITCHEN/DINING AREA

10' 2" x 8' 11" (3.11m x 2.74m)

The kitchen is fitted with a range of wall, base, drawer and display units complemented by work surfaces and tiled splashbacks, with attractive wood-effect laminate flooring. Integrated appliances include an oven, gas hob with extractor hood above, while there is also space for a

washing machine and fridge freezer, as well as room for a small dining table. Dual-aspect windows to the side and rear elevations, and a glazed door opens into the sun room. The room is completed by a radiator.

SUNROOM

15' 6" x 9' 1" (4.73m x 2.77m)

A wonderful addition to the home, this attractive sunroom is of brick construction with windows to the side and rear elevations, allowing for plenty of natural light and pleasant views of the garden. Featuring wood-effect laminate flooring, a radiator and a door leading directly to the rear garden, this versatile space is ideal as an additional reception room, dining area or garden room, seamlessly connecting the indoors with the outdoor space.

BEDROOM 1

13' 8" x 10' 4" (4.19m x 3.15m)

A spacious double bedroom featuring a window to the rear elevation, decorative coving and a radiator. The room benefits from a range of fitted wardrobes incorporating a dressing area with fitted mirror, providing excellent storage and a practical dressing space.



Sunroom



Bedroom 1



Bedroom 2

BEDROOM 2

8' 4" x 7' 1" (2.55m x 2.16m)

Positioned to the front of the property, the second bedroom features a window to the front elevation, fitted wardrobes providing useful storage, and a radiator. A versatile room that could equally serve as a guest bedroom, home office or hobby room.

SHOWER ROOM

6' 5" x 5' 6" (1.97m x 1.69m)

The modern shower room is fitted with a walk-in shower featuring a glazed screen, thermostatic shower and contemporary wet wall surround. Complemented by tiled walls and stylish tile-effect laminate flooring, the room also benefits from a vanity unit incorporating the wash hand basin and WC. A radiator and side-facing window provide warmth, natural light and ventilation, completing this well-appointed space.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.



Bathroom

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE & PARKING

To the side of the property, a long driveway provides ample off-street parking for multiple vehicles and leads to the garage. The garage benefits from an up-and-over door, power and lighting, and offers useful storage space, with room for a freezer and tumble dryer.

OUTSIDE

To the front, the property is set back from the pathway behind a generous open lawned garden, enhanced by a well-stocked flower bed filled with a variety of colourful plants, creating an attractive first impression.

The private rear garden has been thoughtfully landscaped and enjoys a raised patio seating area with steps leading down to a neatly maintained lawn. Curved flower beds stocked with an array of established shrubs and plants add colour and interest throughout the seasons, while partial open views across fields to the right-hand side provide a pleasant semi-rural backdrop.



Garden



Rear Elevation



Garage



Bridlington North Beach

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 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

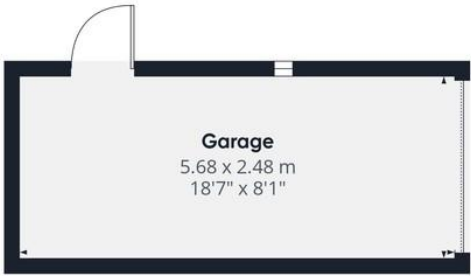
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (82.1 m2). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2

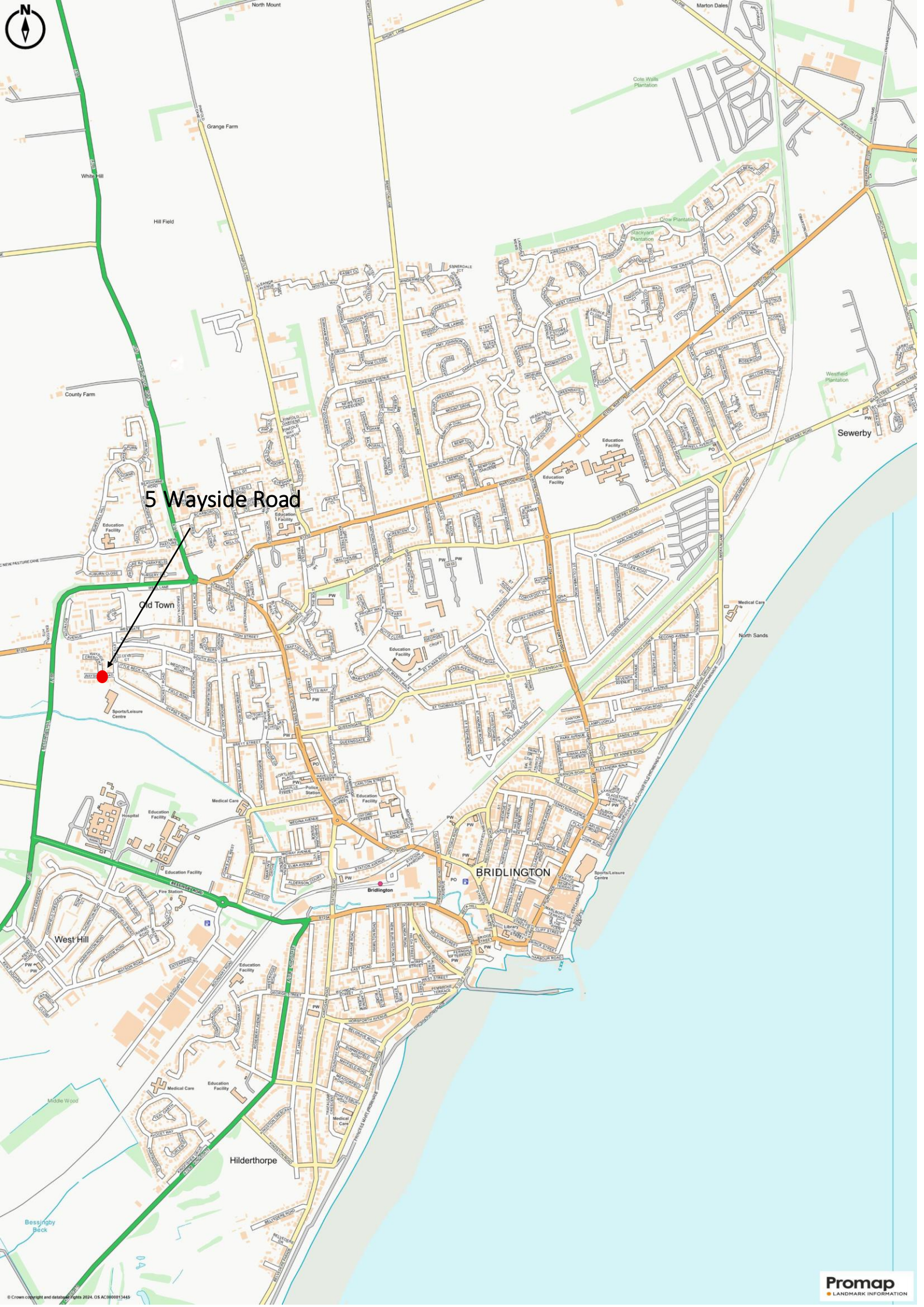
Ulllyotts
Estate Agents

Approximate total area⁽¹⁾
82.1 m²
885 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



5 Wayside Road

Old Town

BRIDLINGTON

Sewerby

North Sands

West Hill

Hilderthorpe

▪ Est. 1891 ▪
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