



39 Sewerby Avenue
Bridlington
YO16 7DG

GUIDE PRICE

£200,000

2 Bedroom Detached Bungalow



Garden



2



1



1



Garage, Off
Road Parking



Gas Central Heating

39 Sewerby Avenue, Bridlington, YO16 7DG

Occupying a generous corner position on Sewerby Avenue and Marton Road, this detached bungalow offers an excellent opportunity to create a home to your own specification. Offered with no onward chain, the property features a lounge, dining kitchen, two bedrooms with a Jack and Jill bathroom, utility area, garage, off-road parking, and gardens to the front and side, making it an ideal purchase for those seeking a home with plenty of potential.

Positioned on the corner of Sewerby Road and Marton Road in Bridlington on the north side of the town in a great location offering excellent amenities. Across the road, the parade of shops on Marton Road provides a convenience store, fish and chip shop, pharmacy and hairdresser. The area benefits from a reliable bus route, making it ideal for families and retirees. Residents can

also enjoy easy access to the North Library, Co-Op supermarket and the popular Friendly Forester eatery and public house.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops, and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Lounge



Virtually Staged Lounge



Kitchen



Virtually Staged Kitchen

Accommodation

ENTRANCE HALL

20' 1" x 4' 8" (6.14m x 1.43m)

A glazed uPVC entrance door opens into the welcoming entrance hall, featuring wood-effect laminate flooring, a radiator, a front-facing window, decorative coving, and doors providing access to all rooms.

LOUNGE

17' 4" x 11' 8" (5.30m x 3.56m)

The lounge is a bright and inviting reception room, benefiting from a bay window to the side elevation and an additional window to the front, allowing for an abundance of natural light. The room features decorative coving, a radiator, a feature stone fireplace with a gas fire inset, fitted shelving, and wall lighting, creating a warm and welcoming space.

KITCHEN/DINING AREA

13' 2" x 10' 4" (4.03m x 3.16m)

The kitchen/Dining area is fitted with a range of wall, base and drawer units with work surfaces over and complementary tiled splashbacks. A 1½ bowl sink and drainer with a mixer tap is set beneath a front-facing

window, with an additional side window overlooking the garage. There is space for an oven with a fitted extractor hood above, plumbing for a washing machine, and ample room for a dining table and chairs. The room is completed by a radiator and a door leading through to the utility area.

UTILITY ROOM

5' 8" x 5' 8" (1.73m x 1.73m)

The utility room benefits from a rear-facing window, a radiator, and a wall-mounted gas condensing central heating boiler. There is a uPVC door providing access to the garage, along with an internal door leading through to the shower room.

BEDROOM 1

14' 6" x 9' 10" (4.44m x 3.01m)

The master bedroom benefits from a rear-facing window, decorative coving, a radiator, and direct access to the bathroom, providing the convenience of a semi-en-suite arrangement.



Bedroom 1



Virtually Staged Bedroom 1



Bedroom 2



Virtually Staged Bedroom 2

BEDROOM 2

12' 7" x 9' 9" (3.86m x 2.99m)

The second bedroom is a well-proportioned room, benefiting from a rear-facing window, decorative coving, and a radiator.

SHOWER ROOM

7' 3" x 6' 11" (2.21m x 2.12m)

The shower room is fitted with a modern three piece suite comprising a vanity wash hand basin, WC, and a shower enclosure with a dual-head thermostatic shower. Finished with wet wall panelling, tile-effect laminate flooring, and a heated towel ladder, the room also benefits from a rear-facing window, loft access, and a door providing direct access to the principal bedroom.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE & PARKING

17' 6" x 15' 9" (5.345m x 4.82m)

The garage benefits from a roller shutter door, a side-facing window, and a glazed uPVC personnel door providing access to the side of the property. With power and lighting connected, it offers excellent storage or workshop potential.

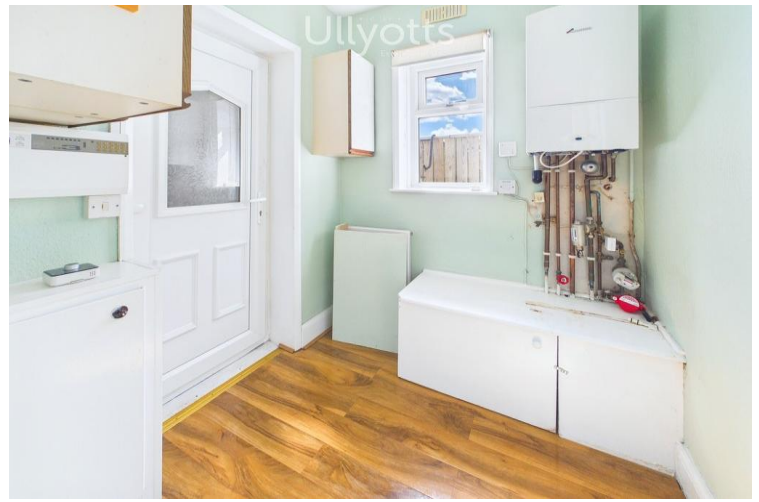
Off-road parking is available to the front of the garage, providing space for up to two vehicles.

OUTSIDE

Occupying a corner plot, the property enjoys an east-facing front garden together with additional gardens to the side, predominantly laid to lawn with paved pathways leading to the main entrance and continuing around to the rear of the property. Enclosed by fenced boundaries for a good degree of privacy, the gardens also benefit from a gated pedestrian entrance to the front and gated access to the off-road parking area.



Entrance Hall



Utility



Shower Room



Drive And Garage

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 - AWAITED

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.

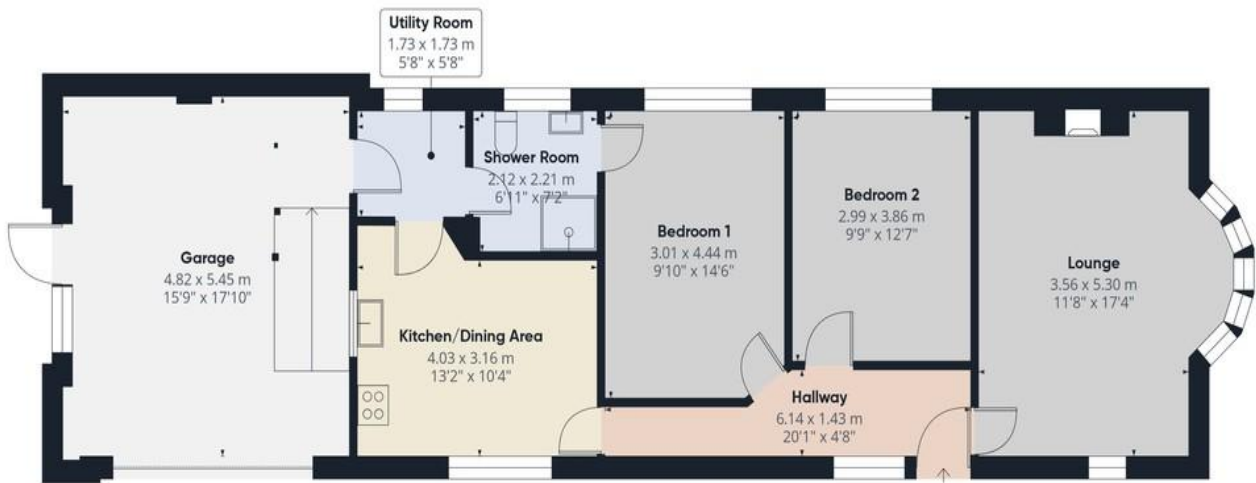
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (99.3 m2). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
99.3 m²
1069 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



39 Sewerby Avenue



▪ Est. 1891 ▪
Ullyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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