



2 Barley Rise  
Bridlington  
YO16 6UU

ASKING PRICE OF

**£315,000**

**3 Bedroom Detached House**



Open Plan Lounge/Dining/Kitchen



3



2



1



Garage, Off  
Road Parking



Gas Central Heating

## 2 Barley Rise, Bridlington, YO16 6UU

A beautifully presented detached home set on a generous corner plot within the sought-after Sandsacre development, this property offers modern, stylish living throughout. The highlight is the extended open-plan kitchen dining living area, flooded with natural light and leading through to a utility room and downstairs WC. A separate lounge provides additional living space. To the first floor are three bedrooms and a family bathroom. Outside, the property benefits from off-road parking, a garage, and an enclosed wrap-around garden, offering excellent privacy and versatility-an ideal home for families or anyone seeking space, comfort, and modern living.

The Sandsacre Estate in Bridlington, nestled between Sewerby Road and Martongate, offers a fantastic location with excellent local amenities. The estate features its own shopping hub, The Sandsacre Centre, which includes a Morrisons Daily with a post office, bakery and

hairdresser, while also providing easy access to the North Library, Co-op supermarket, and the Friendly Forrester pub and eatery situated on Martongate. Within walking distance, residents can explore the charming village of Sewerby, Sewerby Hall and Gardens, the picturesque North Side beach, and enjoy cliff-top walks to Sewerby or Promenade walks leading to Bridlington's town centre.

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.



Entrance Hall



Lounge



Open Plan Lounge/Dining/Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

16' 11" x 15' 6" (5.18m x 4.73m)

Entrance to the property is via a glazed composite door into the main entrance hall with grey wood-effect laminate flooring flowing throughout the whole of the ground floor accommodation. Doors lead to all rooms, with an understairs storage cupboard providing space for coat hanging. Additional features include a radiator, inset spotlighting, and stairs rising to the first floor.

### LOUNGE

13' 3" x 11' 0" (4.06m x 3.36m)

The lounge is a well-presented reception room enjoying a south east facing window to the front elevation, complemented by a stylish feature panelled wall with inset space for a wall-mounted television, creating an attractive focal point. The room is further enhanced by a radiator.

### OPEN PLAN KITCHEN DINING AND LOUNGE AREA

21' 10" x 17' 0" (6.67m x 5.19m)

Forming the heart of the home is the stunning extended open-plan kitchen, dining and living area, beautifully filled with natural light courtesy of two floor-to-ceiling windows to the side elevation, a large rear window with sliding door providing access to the garden and an impressive sky lantern overhead.

Inset spotlighting throughout further enhances the bright and contemporary feel of the space.

The kitchen is fitted with an attractive range of gloss handleless wall and base units with work surfaces over and complementary tiled splashbacks, incorporating an inset stainless steel sink with mixer tap over. Integrated appliances include a double oven and dishwasher, along with space for an inset microwave. A central island provides additional drawer storage and casual dining space, with room above for three feature hanging lights, creating a stylish focal point.

The space is further complemented by modern vertical radiators and offers ample room for both lounge and dining furniture, making it ideal for modern family living and entertaining. A door leads through to the utility area.

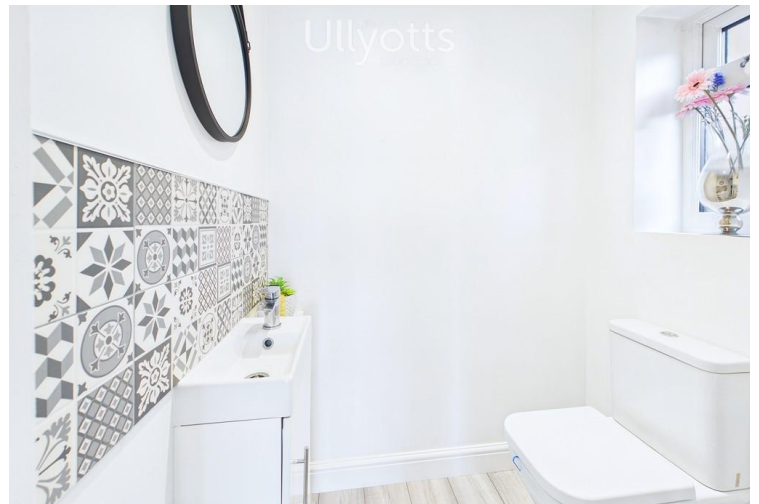
### UTILITY ROOM

13' 6" x 5' 8" (4.13m x 1.73m)

The utility room is fitted with a range of wall and base units incorporating the gas central heating boiler, with work surfaces over and an inset stainless steel sink and drainer with mixer tap. There is undercounter space and plumbing for both a washing machine and tumble dryer, along with space for a large American-style fridge freezer. The room is finished with a



Utility



WC



Bedroom 1



Bedroom 2

radiator, a glazed uPVC door providing access to the garden, and an internal door leading to the WC.

### WC

4' 11" x 3' 5" (1.51m x 1.05m)

The ground floor WC is a convenient space and is fitted with a WC and vanity wash hand basin with tiled splashback, complemented by a heated towel rail and a window to the side elevation providing natural light and ventilation.

### LANDING

6' 8" x 6' 4" (2.05m x 1.95m)

The landing features inset spotlighting and provides access to all rooms.

### BEDROOM 1

The master bedroom is a light and airy room featuring an attractive panelled feature wall, a window to the front elevation, and a radiator.

### BEDROOM 2

Bedroom two benefits from a window to the rear elevation, a loft hatch, and a radiator.

### BEDROOM 3

Bedroom three benefits from a window to the front elevation, a fitted storage cupboard with shelving and hanging rail, and a radiator.

### BATHROOM

The family bathroom is immaculate and well appointed, comprising a panelled bath with a thermostatic double-headed shower over and a mirrored shower screen, together with a vanity wash hand basin and a WC. The room is finished with tiled walls and grey wood-effect flooring, complemented by inset spotlighting, a heated towel rail, and a window to the rear elevation providing natural light and ventilation.

### CENTRAL HEATING

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

### DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom 3



Bathroom



Garden



Garden

### **PARKING/GARAGE**

To the front of the property, a paved frontage provides off-road parking and access to the garage.

The garage is fitted with an up-and-over door and benefits from power and lighting, along with a personnel door to the side.

### **GARDEN**

To the front of the property, a paved off-street parking area provides convenient parking and offers a low-maintenance frontage, complemented by a lawned area and gated side access leading to the rear garden.

To the rear, the garden wraps around from the side to the rear and is mainly laid to lawn, enclosed by fenced boundaries. A patio area provides an ideal sunny seating space, while a paved pathway runs around the edge of the property, offering practical access throughout the garden.

### **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 - C**

### **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.

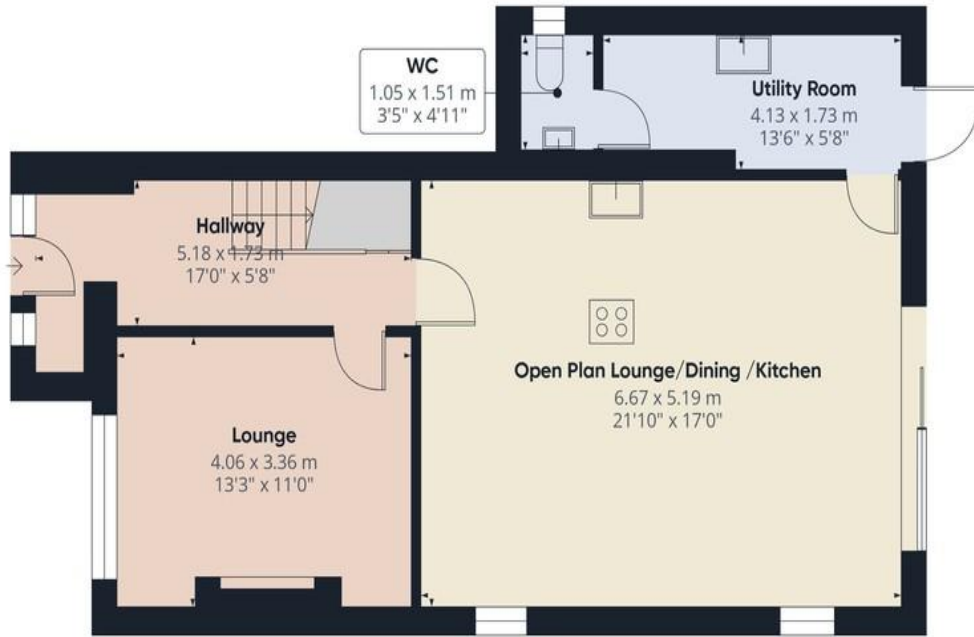
Floor plans are for illustrative purposes only.

### **VIEWING**

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 81 sq m (872 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



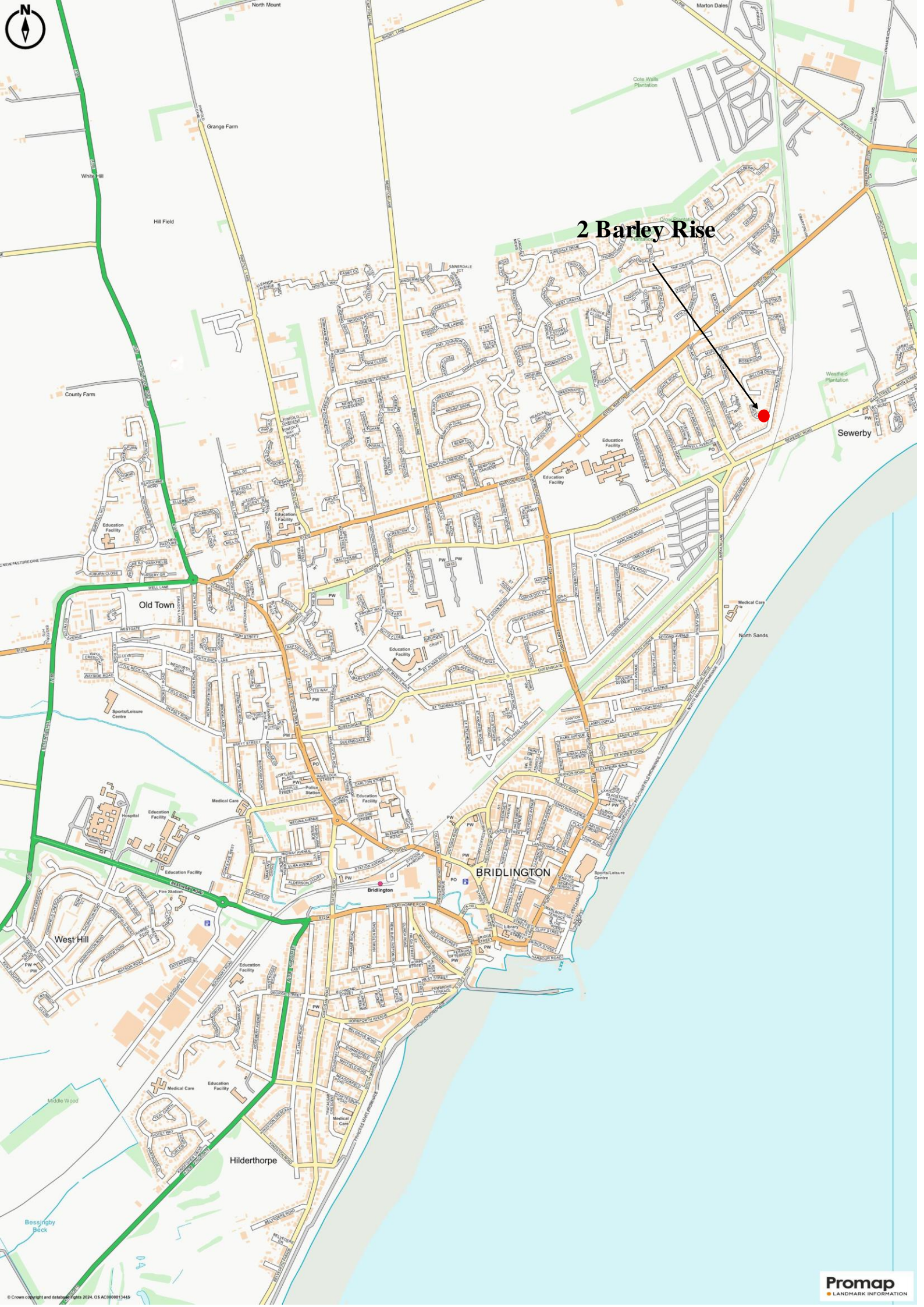
Approximate total area<sup>(1)</sup>

99.2 m<sup>2</sup>  
1067 ft<sup>2</sup>

(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



**2 Barley Rise**



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