



22 Sewerby Park Close
Sewerby

YO15 1EE

ASKING PRICE OF

£165,000

1 Bedroom Semi-Detached Bungalow



Sewerby Cliffs



1



1



1



Off Road
Parking



Gas Central Heating

22 Sewerby Park Close, Sewerby, YO15 1EE

This well-presented semi-detached bungalow, situated in the sought-after village of Sewerby, offers a fantastic opportunity and is available with no onward chain. The property features a comfortable lounge, a kitchen, a good-sized bedroom overlooking the rear garden and a bathroom, along with a versatile loft room providing additional space. Externally, it benefits from off-street parking, making it both practical and appealing. Ideal for a range of buyers, this charming home combines village living with convenience and comfort.

Sewerby village has a picture postcard Main Street leading to The Ship Inn, a popular hostelry with restaurant and beyond to Sewerby Hall and Gardens, an elegant Georgian country house built in 1792 and set within acres of landscaped gardens with play areas, all open to the public. There is a

gentle coastal walk of about 1 mile from the village to the nearby coastal resort of Bridlington. The village offers opportunities for a peaceful lifestyle for those wishing to enjoy a mix of country and coastal living with all facilities nearby. The Bridlington Links Golf Course and Danes Dyke Nature Reserve are nearby.

Bridlington, the nearest town to Sewerby, is a bustling seaside destination on the East Yorkshire coast, known for its award-winning sandy beaches and historic harbour. The town offers a vibrant mix of shops, restaurants and cafes, along with attractions like Bridlington Spa and the Old Town's charming, cobbled streets. With excellent transport links, a variety of outdoor activities and a warm community feel, Bridlington is a perfect blend of traditional coastal charm and modern convenience.



Entrance Hall



Lounge



Fireplace



Kitchen

Accommodation

ENTRANCE HALL

5' 6" x 3' 10" (1.69m x 1.18m)

The entrance is located to the side of the property, accessed via a uPVC door leading into the entrance hall. Featuring tile-effect vinyl flooring and a radiator, the space provides access to the kitchen, with a staircase rising to the loft room, and doors leading through to the bedroom and bathroom.

LOUNGE

13' 11" x 10' 9" (4.26m x 3.30m)

The lounge is light and airy, featuring a box bay window to the front elevation that fills the room with natural light. It includes a radiator, a fitted storage cupboard, and a feature fireplace, creating a cosy focal point. There is also a useful walk-in pantry cupboard housing the gas central heating boiler.

KITCHEN

6' 6" x 5' 7" (2.00m x 1.71m)

The kitchen is fitted with a range of base and drawer units with worktops over, complemented by a tiled splashback and tile-effect vinyl flooring. There is space for appliances including an oven, microwave, and under-counter fridge, along with a fitted extractor fan and radiator. A stainless steel sink and drainer is positioned beneath a window to the side elevation, and a door provides access through to the lounge.

PANTRY

6' 3" x 2' 5" (1.93m x 0.76m)

A walk in pantry cupboard with shelving, a window to the side elevation and a wall mounted gas central heating boiler.



Bedroom 1



Bathroom



Loft Room



Loft Room

BEDROOM 1 GROUND FLOOR

10' 9" x 8' 6" (3.30m x 2.61m)

The bedroom features a west-facing window overlooking the rear garden, filling the room with natural light. It also includes a storage cupboard and a radiator.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.70m)

The bathroom is fitted with tile-effect vinyl flooring and comprises a panelled bath with a shower attachment, a WC, and a wash hand basin. A window to the rear elevation allows natural light to fill the space, while a heated towel ladder adds both comfort and convenience.

FIRST FLOOR LOFT ROOM

14' 10" x 9' 6" (4.53m x 2.92m)

The loft room provides a versatile additional space, featuring a window to the side elevation, a radiator and built-in storage cupboards.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

An off road parking space is available to the front of the property.

OUTSIDE

To the front, the property is set back from the road behind a low-level wall, with a hard-standing area providing off-street parking. A shared driveway leads to the entrance and to the rear garden, which is a generous size, mainly paved for low maintenance, and offers space for a shed and planted shrubs.

To the side, there is access to a store that benefits from electric and water and currently houses a washing machine and dryer.



Garden



Garden



Seating Area



Parking

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 Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is (49.4 m²). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
49.4 m²
533 ft²

Reduced headroom
2.2 m²
23 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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





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