



1 Ryeland Avenue  
Bridlington  
YO16 6UN

OFFERS OVER

£275,000

2 Bedroom Detached Bungalow



Garden



2



2



1



Garage, Off  
Road Parking



Gas Central Heating

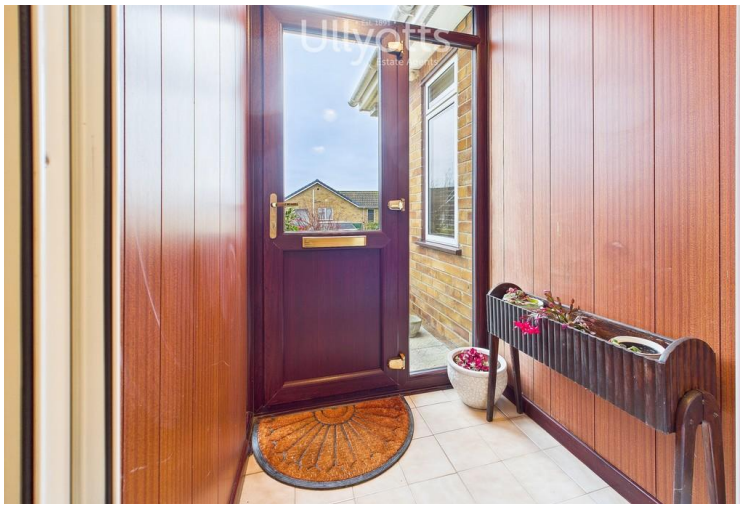
## 1 Ryeland Avenue, Bridlington, YO16 6UN

A detached bungalow occupying a fabulous corner plot in this popular location. The property comprises a good-sized lounge, sun room, kitchen, two bedrooms and a bathroom with separate toilet. Externally, there is a wrap-around garden to the front and side, off-road parking and an additional garden area. While general updating is required, the property offers excellent potential and is available with no onward chain, making it an ideal opportunity for buyers looking to personalise a home in a sought-after setting.

The property is situated on the 'Sandsacre Estate' and is located on the north side of the town nestling between Sewerby Road and Martongate, offering a fantastic location with excellent local amenities. The area features its own shopping hub being The Sandsacre Centre, which includes a Morrisons Daily with Post Office, bakery and

hairdresser. Easy access to the North Library, Co-op supermarket, and the Friendly Forester 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 popular coastal town on the East Yorkshire coast, known for its award-winning beaches, bustling harbour, and welcoming community. The town offers a good range of local shops, cafés, and leisure amenities, with plenty of opportunities to enjoy the outdoors and local events. It also has a proud sporting tradition, with local clubs such as Bridlington Town playing an active role in community life.



Porch



Entrance Hall



Lounge



Fire Place

## Accommodation

### PORCH

4' 3" x 3' 8" (1.32m x 1.12m)

Entrance to the property is via a glazed uPVC door leading into the porch area with tiled flooring, which in turn provides access through a further glazed uPVC door into the main entrance hall.

### ENTRANCE HALL

8' 11" x 5' 3" (2.73m x 1.61m)

The main entrance hall benefits from doors leading to the lounge and kitchen, along with a radiator, and features an archway opening into the inner hall, which provides access to both bedrooms, the bathroom and a separate WC.

### LOUNGE

18' 8" x 13' 1" (5.71m x 3.99m)

The lounge is south-west facing and enjoys an abundance of natural light from a large window to the front and two smaller windows to the side elevation. The room features a fireplace with gas fire, radiator, coving, wall lighting and two light points, with a glazed uPVC door providing access into the sun room.

### KITCHEN

12' 4" x 10' 3" (3.76m x 3.13m)

The kitchen benefits from a large window to the front elevation along with an additional window to the side, providing plenty of natural light. It is fitted with a range of wall, base, drawer and display units with worktops over and tiled splashbacks. There is a 1½ bowl sink and drainer with mixer tap, along with space for appliances including an oven, washing machine and under-counter fridge. Further features include an inset display unit with additional storage, an airing cupboard housing the hot water tank, radiator, inset spotlighting and a uPVC door leading into the garage.

### SUN ROOM

16' 6" x 5' 2" (5.05m x 1.58m)

The sun room provides a perfect additional seating or dining area, enjoying views over the side garden and benefiting from a radiator.



Kitchen



Sunroom



Bedroom 1

### BEDROOM 1

11' 5" x 11' 5" (3.49m x 3.48m)

The main bedroom features windows to the side and rear elevations, coving, fitted wardrobes with hanging space and shelving, and a radiator.

### BEDROOM 2

11' 3" x 10' 8" (3.43m x 3.26m)

The second bedroom offers a window to the rear elevation, a fitted storage cupboard, coving, and a radiator.

### BATHROOM

6' 8" x 5' 3" (2.04m x 1.62m)

The bathroom features a window to the rear, partially tiled walls, a radiator, wash hand basin and a panelled bath with a shower attachment.

### WC

6' 7" x 2' 9" (2.02m x 0.86m)

The separate WC features partially tiled walls, a WC, and a window to the rear, with a loft hatch providing access to a partially boarded loft space.



Bedroom 2

### CENTRAL HEATING

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

### DOUBLE GLAZING

UPVC double glazing throughout.

### GARAGE & PARKING

18' 11" x 8' 10" (5.77m x 2.71m)

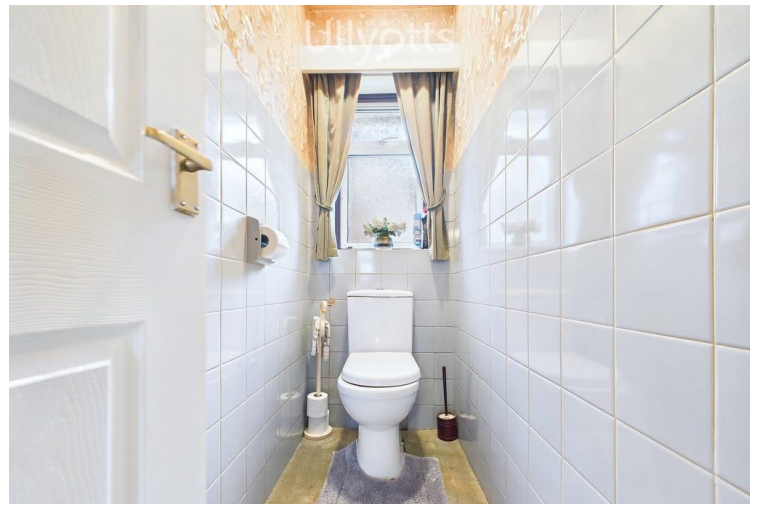
The garage, accessible from the kitchen, benefits from power and lighting, a personal door to the side of the property, and windows allowing natural light. An electric roller door provides vehicle access via a paved driveway at the front of the property.

### OUTSIDE

Outside, the property benefits from a wrap-around garden with a mix of lawn and shrubs to the front and side. Situated on the corner of Ryeland Avenue and Oatland Road, it sits behind a low-level wall. A pathway leads to the rear of the house where bins are stored, and to the side there is a separate lawn area, a patio, and a garden shed providing additional storage.



Bathroom



W/C



Garage



Patio

### 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 - D

### 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.

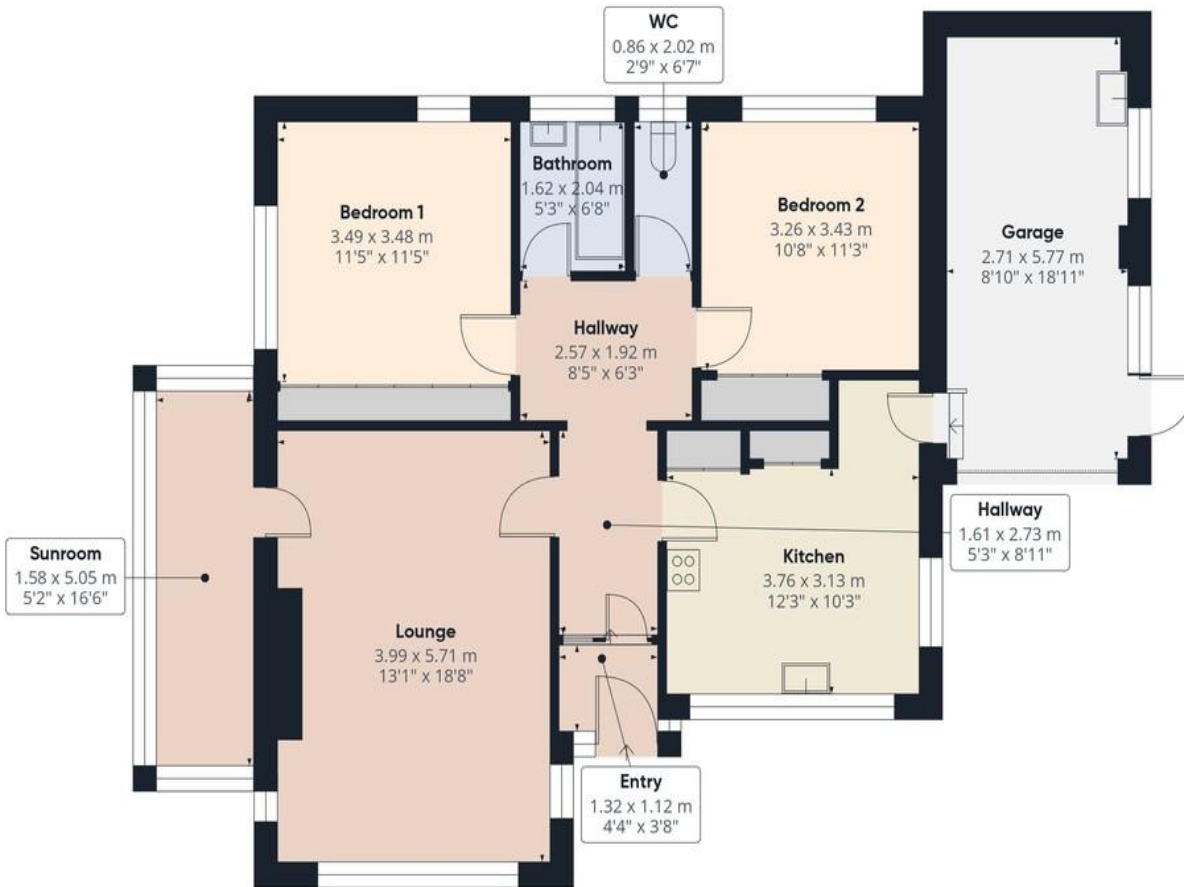
Floor plans are for illustrative purposes only.

### VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 105 sq m (1,127 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>(1)</sup>  
104.7 m<sup>2</sup>  
1127 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





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