



29 Beech Drive  
Bridlington  
YO16 6TP

ASKING PRICE OF

**£205,500**

**2 Bedroom Detached Bungalow**



Rear Garden



Garage, Off  
Road Parking



Gas Central Heating

## 29 Beech Drive, Bridlington, YO16 6TP

This two-bedroom detached bungalow is situated in a sought-after location on the Sandsacre Estate and is now in need of some modernisation. The property offers a lounge, kitchen, two bedrooms, and a bathroom, complemented by a rear garden, garage, and off-street parking. Offered with no onward chain, it presents an ideal opportunity for those looking to put their own stamp on a well-located home.

The Sandsacre area is on the north side of the town nestling between Sewerby Road and Martongate, offering a fantastic location with excellent local amenities. Families benefit from being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). 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 charming coastal town on the East Yorkshire coast, known for its stunning sandy beaches, historic harbour and vibrant seaside atmosphere. The town offers a mix of traditional seaside attractions, like promenades and ice cream parlours, alongside modern amenities, including shops, restaurants and entertainment venues including Bridlington Spa.



Entrance Porch



Entrance Hall



Lounge



Virtually Staged - Lounge

## Accommodation

### ENTRANCE HALL

11' 8" x 3' 1" (3.57m x 0.95m)

Accessed via a side door leading into a porch area, which opens to the main entrance hall. The hall offers a radiator, loft access with pull-down ladder and a built-in storage cupboard housing the hot water tank. Doors lead off to all rooms, creating a convenient layout.

### LOUNGE

20' 2" x 10' 6" (6.16m x 3.22m)

A bright and airy lounge benefiting from a large window to the front elevation and an additional side window, allowing plenty of natural light to flow through. Features include coving to the ceiling, two radiators and a feature gas fire.

### KITCHEN

9' 10" x 9' 3" (3.01m x 2.83m)

Fitted with limited wall and base units complemented by work surfaces and a tiled splashback and wood effect vinyl flooring. There is a stainless-steel sink and drainer and a radiator. The kitchen also provides space and plumbing for a washing machine, as well as space for a fridge freezer and oven. A window to the side elevation

and a door giving access to the side of the property ensure good natural light and convenient outdoor access. The kitchen would benefit from a degree of modernisation, but offers an excellent opportunity to update to personal taste.

### BEDROOM 1

12' 9" x 9' 10" (3.91m x 3.02m)

A well-proportioned room with a window to the rear overlooking the garden, fitted wardrobe and drawer storage and a radiator.

### BEDROOM 2

11' 3" x 9' 10" (3.43m x 3.00m)

The second bedroom also benefits from a window to the rear overlooking the garden and a radiator.

### BATHROOM

6' 3" x 5' 4" (1.91m x 1.64m)

In need of modernisation, the bathroom features a panelled bath, wash hand basin, WC, and a wall-mounted cabinet with mirror. The walls are partially tiled, and a window to the side elevation provides natural light and ventilation.



Kitchen



Virtually Staged - Kitchen



Bedroom 1



Virtually Staged – Bedroom 1

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

## GARAGE

17' 10" x 8' 11" (5.45m x 2.72m)

The garage benefits from an electric roller door with power and light connected and a personnel door to the garden.

## OUTSIDE

To the rear of the property is a private garden laid mainly to lawn, offering a pleasant outdoor space ideal for relaxing or entertaining. To the front, there is a gated driveway providing off-road parking, bordered by a neat lawn that adds to the property's kerb appeal.

## 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 E

## 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 Ullyotts 01262 401401  
Option 1



Bedroom 2



Virtually Staged – Bedroom 2



Bathroom



Garage



The digitally calculated floor area is (75.3 m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.





**29 Beech Drive**

▪ Est. 1891 ▪

# Ullyotts

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