



128 Sewerby Road  
Bridlington  
YO16 6UP

OFFERS OVER

**£290,000**

**4 Bedroom Semi-Detached House**



Garden



4



3



1



Off Road  
Parking



Gas Central Heating

## 128 Sewerby Road, Bridlington, YO16 6UP

Beautifully presented throughout, this impressive four bedroom home offers spacious and highly versatile accommodation ideal for modern family living. The ground floor features an elegant lounge, a separate dining room, a well-appointed breakfast kitchen, and an additional sitting room that could effortlessly serve as a fifth bedroom, home office or crafts room. Upstairs, four generous double bedrooms provide excellent comfort, with the rear rooms enjoying delightful sea views, complemented by a well-equipped family bathroom. Externally, the property benefits from off-street parking for multiple vehicles and a good-sized south facing rear garden, perfect for relaxing and entertaining.

Sewerby Road is on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. Families will appreciate being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). Residents enjoy easy access to the North Library, Co-Op

supermarket and the popular Friendly Forester eatery and public house. Other amenities serving the area are just a short distance away on Marton Road, and include a pharmacy, fish and chip shop, hairdressers, post office/convenience store. It is within easy reach of Sewerby Hall and Gardens, the scenic North Side seafront, and the Links Golf Course. There is a well serviced bus route.

Bridlington is a charming coastal town on the east coast of Yorkshire, England, known for its sandy beaches, historic harbour and seaside. Popular with tourists, it offers a blend of traditional attractions like amusement arcades, seafood stalls, and promenades alongside cultural sites such as the stunning Bridlington Priory and Sewerby Hall and Gardens. The town's coastal cliffs and nature reserves nearby make it a great spot for walking, birdwatching, and enjoying scenic views over the North Sea.



Entrance Porch



Entrance Hall



Lounge



Lounge

## Accommodation

### ENTRANCE PORCH

5' 8" x 4' 3" (1.74m x 1.32m)

Entry to the property is via a wood-effect uPVC double-glazed door into a welcoming entrance porch, featuring windows to the front and side elevations that allow for plenty of natural light, wood-effect laminate flooring, and a matching internal door leading through to the main entrance hall.

### ENTRANCE HALL

15' 8" x 6' 9" (4.80m x 2.06m)

The main entrance hall provides access to all ground floor rooms and features a handy understairs storage cupboard, wall lighting, a radiator, and stairs rising to the first-floor landing.

### LOUNGE

15' 1" x 11' 5" (4.62m x 3.49m)

The lounge is a bright, south-facing reception room featuring a bay window to the rear elevation, along with a glazed uPVC door that allows additional natural light and provides access to an external staircase leading down to the garden. The room is enhanced by decorative coving, a feature fireplace with a gas fire inset and attractive surround, and a radiator.

### DINING ROOM

13' 10" x 11' 9" (4.22m x 3.60m)

The dining room, currently utilised as a second lounge area, offers excellent flexibility and features a bay window to the front elevation, decorative coving, and a stylish feature wallpapered wall. A gas fire with an attractive surround creates a charming focal point, while a radiator provides comfort and warmth.

### KITCHEN

14' 9" x 9' 6" (4.51m x 2.92m)

The kitchen is beautifully presented and offers a range of 'Shaker' style wall, base, and drawer units with worktops over, complemented by a tiled splashback and wood-effect laminate flooring. A rear window provides partial sea views, positioned above a stainless steel sink and drainer with mixer tap, while a uPVC door gives access to the side of the property. Fitted appliances include a five-ring Zanussi gas hob with extractor fan and double oven, with space for a fridge freezer. A built-in dining table provides casual seating for four, alongside a vertical radiator. An adjoining pantry cupboard, currently used as a utility area, offers space for an additional fridge freezer, work surface with under-counter plumbing for a washing machine, and shelving for storage.



Dining Room



Kitchen



Kitchen



Sink

### SITTING ROOM/OFFICE

15' 3" x 7' 5" (4.65m x 2.27m)

A step down leads to a versatile room, currently used as an office, which could easily serve as a ground floor bedroom, additional sitting room, or craft space. The room features a bay window to the front elevation and a side window allowing extra natural light, complemented by a feature wallpapered wall and a radiator.

### WC

4' 2" x 2' 8" (1.29m x 0.82m)

The downstairs WC is fitted with vinyl flooring, partially tiled walls, a WC, and a wash hand basin.

### LANDING

8' 11" x 3' 3" (2.73m x 1.00m)

The first-floor half landing provides access to Bedroom Four, which features a skylight, and steps lead up to the full landing, giving access to the remaining bedrooms, the family bathroom, and loft access to a fully boarded and carpeted loft space with a pull-down ladder.

### BEDROOM 1

15' 3" x 10' 7" (4.65m x 3.25m)

The first bedroom is a generously proportioned room featuring a bay window and an additional rear-facing window that

together offer sea views. The room is enhanced by decorative coving, wall lighting, a fitted wardrobe for storage, and a radiator.

### BEDROOM 2

14' 6" x 11' 11" (4.42m x 3.64m)

Bedroom 2 is a bright and spacious room, featuring a bay window to the front elevation with pleasant views over the school fields. It is enhanced by decorative coving, a radiator, and fitted wardrobes with sliding mirrored doors, providing both style and excellent storage.

### BEDROOM 3

14' 10" x 6' 0" (4.54m x 1.85m)

The third bedroom features two front-facing windows, allowing plenty of natural light, and is finished with decorative coving and a radiator.

### BEDROOM 4

9' 0" x 7' 7" (2.76m x 2.33m)

The fourth bedroom is a charming split-level room, with the lower level carpeted and featuring a side-facing window and radiator, with a step up to a higher-level dressing area with wood-effect laminate flooring and a rear-facing window, also enjoying sea views.



Sitting Room / Office



Sitting Room / Office



wc



Landing

## BATHROOM

10' 4" x 9' 1" (3.15m x 2.78m)

The family bathroom is beautifully presented and well-equipped, with two rear-facing windows providing natural light and ventilation. It features a good-sized walk-in shower with a glass screen and Mira Sport electric shower, a panelled bath, a wash hand basin, WC, and a heated towel ladder. The room is finished with fully tiled walls, including a feature mosaic pattern, and Karndean flooring, combining style with practicality.

## CENTRAL HEATING

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

## DOUBLE GLAZING

UPVC double glazing throughout.

## OUTSIDE

To the front, the property is set back from the road behind a low brick boundary wall, with an open, block-paved driveway providing off-street parking. A gravelled area, thoughtfully planted with shrubs and flowers, adds charm and visual appeal.

At the rear, the property enjoys a beautifully maintained, south-facing garden, accessed via steps leading down to a fully

enclosed outdoor space. The garden features a paved patio and lawn bordered by mature flowers and shrubs, creating a tranquil and private retreat. Additional highlights include a timber-built summer house, an extended workshop, and a greenhouse, along with a small decking area ideal for dining or relaxing during the summer months. This versatile and sunny garden offers the perfect combination of style, functionality, and outdoor enjoyment.

## PARKING

A paved driveway to the front of the property provides off street 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 - C

## ENERGY PERFORMANCE CERTIFICATE - RATED C



Bedroom 1



View



Bedroom 2



View

#### 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



Bedroom 3



Bedroom 4



Bathroom



Garden



Rear Elevation

The digitally calculated floor area is 149 sq m (1,604 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



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Approximate total area<sup>®</sup>  
135.5 m<sup>2</sup>  
1460 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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