



14 Barley Rise
Bridlington
YO16 6UU

GUIDE PRICE

£170,000

2 Bedroom Semi-Detached Bungalow



Garden



2



1



1



Off Road
Parking



Gas Central Heating

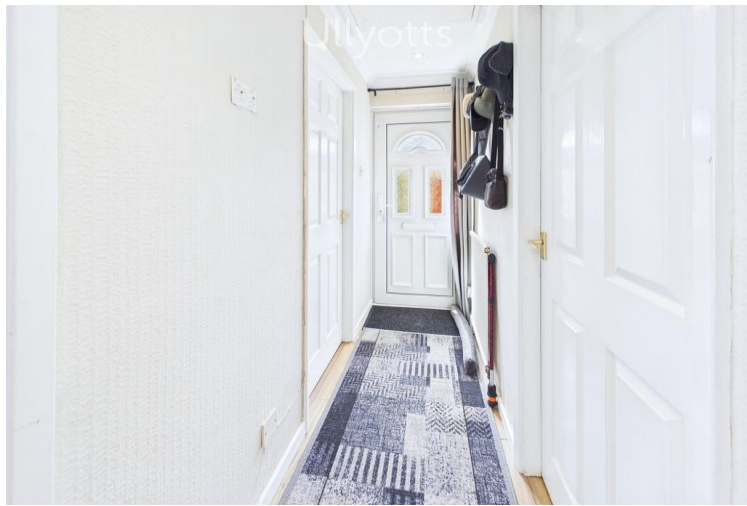
14 Barley Rise, Bridlington, YO16 6UU

Offered to the market with no onward chain, this well presented two-bedroom semi-detached bungalow is ready to move straight into and would suit a range of buyers. The accommodation comprises a comfortable lounge, fitted kitchen, modern shower room, and two well-proportioned bedrooms. Externally, the property benefits from off-road parking and a generously sized rear garden, providing excellent outdoor space for relaxing and entertaining. Combining practical single-storey living with move-in-ready condition, this is a home not to be missed.

Barley Rise is situated within 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. 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 seaside town on Yorkshire's east coast, ideal for families. It benefits from two award winning beaches, a lively promenade and attractions such as Sewerby Hall & Gardens, Bondville Model Village and East Riding Leisure Centre. Families can enjoy boat trips from the harbour, wildlife spotting at Bempton Cliffs and sweet making at John Bull's World of Rock. With plenty of entertainment, parks and traditional seaside fun including fairground rides, arcades and ice-cream parlours, Bridlington offers something for all ages.



Entrance Hall



Lounge



Kitchen



Bedroom 1

Accommodation

ENTRANCE HALL

10' 0" x 2' 11" (3.07m x 0.90m)

Entrance to the property is via a glazed uPVC door to the side of the property into the entrance hall with wood effect laminate flooring, inset spotlighting, a radiator and doors to all rooms.

LOUNGE

14' 2" x 9' 10" (4.33m x 3.01m)

The lounge is a comfortable and inviting room, featuring a window to the rear elevation, wall lighting, coving, and an attractive feature fireplace. A door leads through to the kitchen.

KITCHEN

8' 0" x 7' 0" (2.45m x 2.14m)

The kitchen is fitted with a range of wall and base units complemented by wood-effect work surfaces, cream brick-effect tiled splashbacks, and wood-effect vinyl flooring. Integrated appliances include an oven, gas hob, and fitted extractor hood. A one-and-a-half bowl sink and drainer with mixer tap is positioned beneath a side-facing window, while there is space for both a washing machine and tumble dryer. A glazed uPVC door provides access to the rear garden.

BEDROOM 1

12' 7" x 9' 10" (3.85m x 3.01m)

The master bedroom offers a window to the front elevation, coving, a radiator and a storage cupboard.

BEDROOM 2

9' 4" x 7' 2" (2.86m x 2.19m)

The second bedroom offers a window to the front elevation, a radiator and coving.

SHOWER ROOM

7' 1" x 5' 4" (2.17m x 1.64m)

The shower room is well presented with a shower tray and glass screen and electric shower over with a vanity wash hand basin and a WC with a heated towel ladder and a window to the front elevation. The space is finished with vinyl flooring and a tiled surround.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.



Bedroom 2



Shower Room



Garden



Shed

OUTSIDE

To the front, the property is set back from the road behind an open lawned frontage, with a driveway to the side providing off-road parking. The driveway continues through to the rear garden, which offers a generous lawned area enclosed by fenced boundaries and complemented by mature trees. A garden shed provides useful storage for gardening tools and equipment.

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 - A

ENERGY PERFORMANCE CERTIFICATE - RATED C

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.

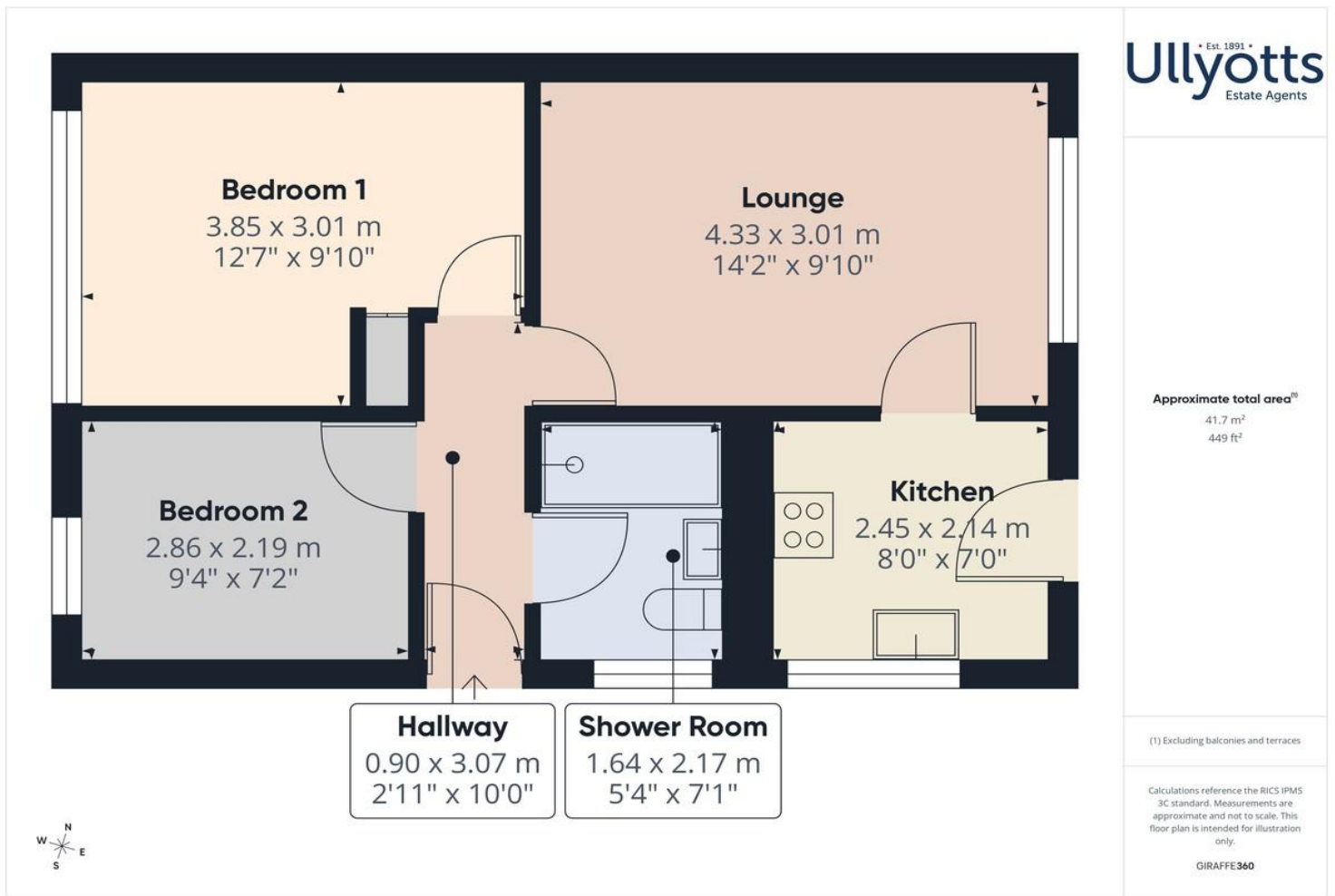
Floor plans are for illustrative purposes only.

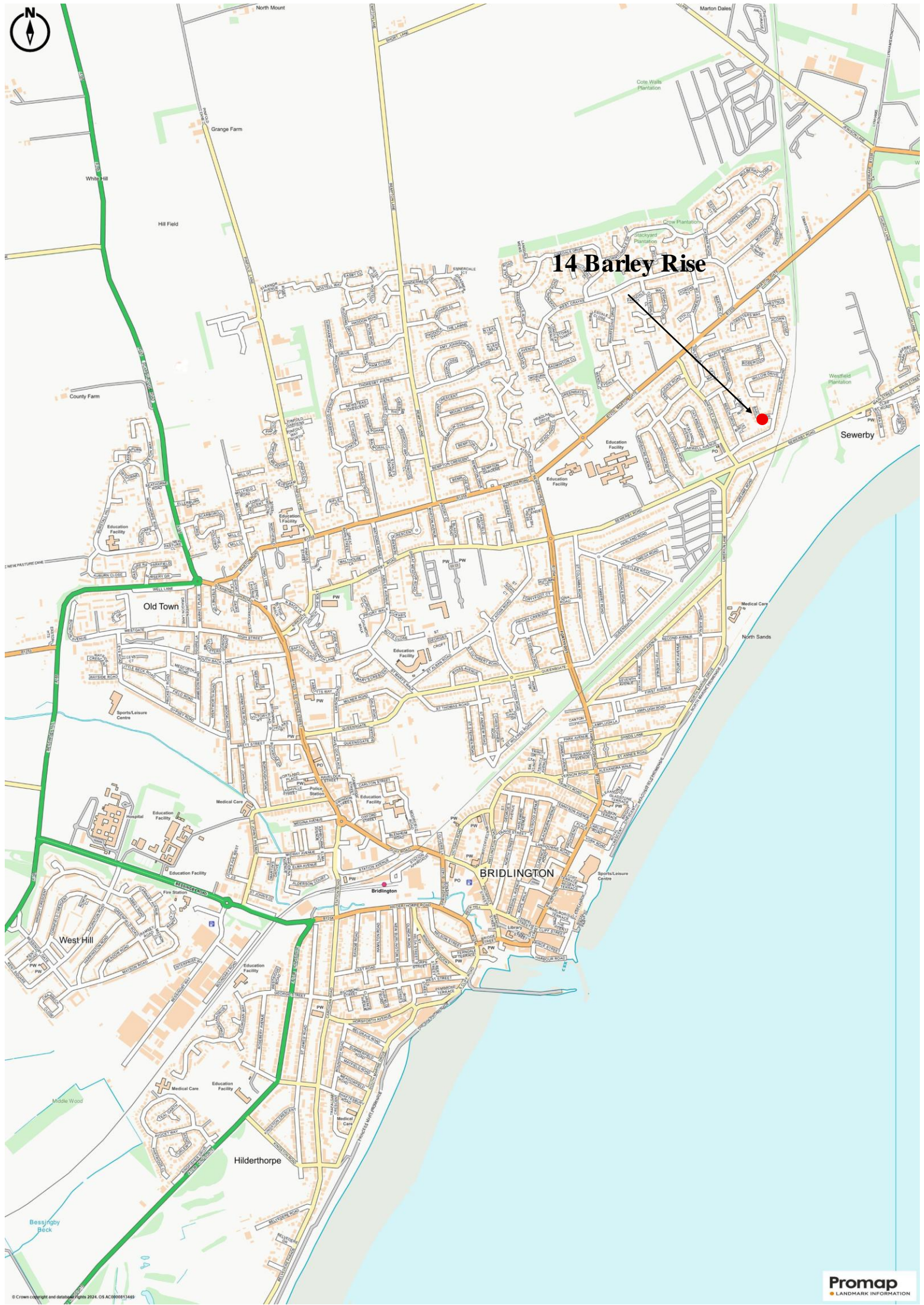
VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 44 sq m (474 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





14 Barley Rise





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