

3 Beech Drive
Bridlington
YO16 6TP

OFFERS IN REGION OF

£210,000

2 Bedroom Detached Bungalow

Ullyotts Est. 1891 Estate Agents

01262 401401



Rear Garden

2 | 1 | 1 | Garage, Off Road Parking | Gas Central Heating

3 Beech Drive, Bridlington, YO16 6TP

Located on the sought-after Sandsacre area, this two-bedroom detached bungalow offers a fantastic opportunity for buyers looking to put their own stamp on a property. Now in need of some general upgrading, the bungalow features a spacious lounge, kitchen, conservatory, two bedrooms and a bathroom. Externally, the property benefits from front and rear gardens, off-road parking, and a garage, making it an ideal prospect for those seeking a home in a desirable residential area.

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 coastal town nestled on the East Yorkshire coast, known for its stunning beaches, historic harbour and vibrant promenade. Offering a delightful mix of traditional seaside appeal and modern amenities, the town boasts a range of shops, cafes, and restaurants, along with excellent transport links and schools. With its scenic surroundings and strong sense of community, Bridlington is a popular choice for families, retirees, and holidaymakers alike.



Lounge



Virtually Staged Lounge



Kitchen



Virtually Staged Kitchen

Accommodation

ENTRANCE HALL

2' 10" x 3' 3" (0.88m x 1.00m)

Entrance to the property is via a side uPVC door leading into a tiled porch. From here, a door opens into the main hall, which features a loft hatch and provides access to all rooms.

LOUNGE

15' 4" x 11' 11" (4.69m x 3.65m)

The lounge is light and airy, featuring a large bay window to the front elevation and an additional window to the side. It includes decorative coving, a radiator and a feature fireplace.

KITCHEN

11' 10" x 7' 5" (3.61m x 2.27m)

The kitchen is fitted with a range of wall, base, drawer, and shelving units, with a worktop over. It features tiled walls, wood-effect laminate flooring, and a stainless steel circular sink with matching drainer and mixer tap, positioned beneath a window to the side elevation. Fitted appliances include an oven, four-ring gas hob and extractor fan. There is also a radiator, as well as under-counter space and plumbing for a washing machine, dryer and fridge. A uPVC stable door provides access to the conservatory.

CONSERVATORY

8' 11" x 7' 5" (2.73m x 2.28m)

The conservatory is a great addition, constructed with UPVC and brick, and features a UPVC door leading onto the garden.

BEDROOM 1

14' 0" x 11' 5" (4.27m x 3.50m)

The master bedroom is light, airy and spacious, featuring a bay window to the front elevation, decorative coving and a radiator.



Conservatory



Virtually Staged Conservatory



Bedroom 1



Virtually Staged Bedroom 1

BEDROOM 2

9' 4" x 8' 8" (2.87m x 2.66m)
The second bedroom offers uPVC sliding door onto the rear garden along with coving and a radiator.

BATHROOM

8' 7" x 6' 2" (2.63m x 1.90m)
The bathroom features grey wood effect laminate flooring, tiled walls and a window to the rear elevation. It includes a panelled bath with an electric shower over, a wash hand basin, WC, radiator and a storage cupboard housing the gas central heating boiler.

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.

PARKING / GARAGE

The garage benefits from an up and over door, power and light connected and a personnel door to the side.

OUTSIDE

To the front, the property is set back from the road behind a low-level wall, with a paved frontage featuring colourful shrubs and bushes. To the side, a paved driveway provides off-road parking for multiple vehicles and gives access to the garage. A gate to the side of the property also leads to the rear garden.

To the rear, the garden includes a paved area and is mainly laid to lawn, with mature shrubs lining the borders.



Bedroom 2



Virtually Staged Bedroom 2



Bathroom



Garage

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 D

NOTE
Heating systems and other services have not been checked.

All measurements are provided for guidance only.

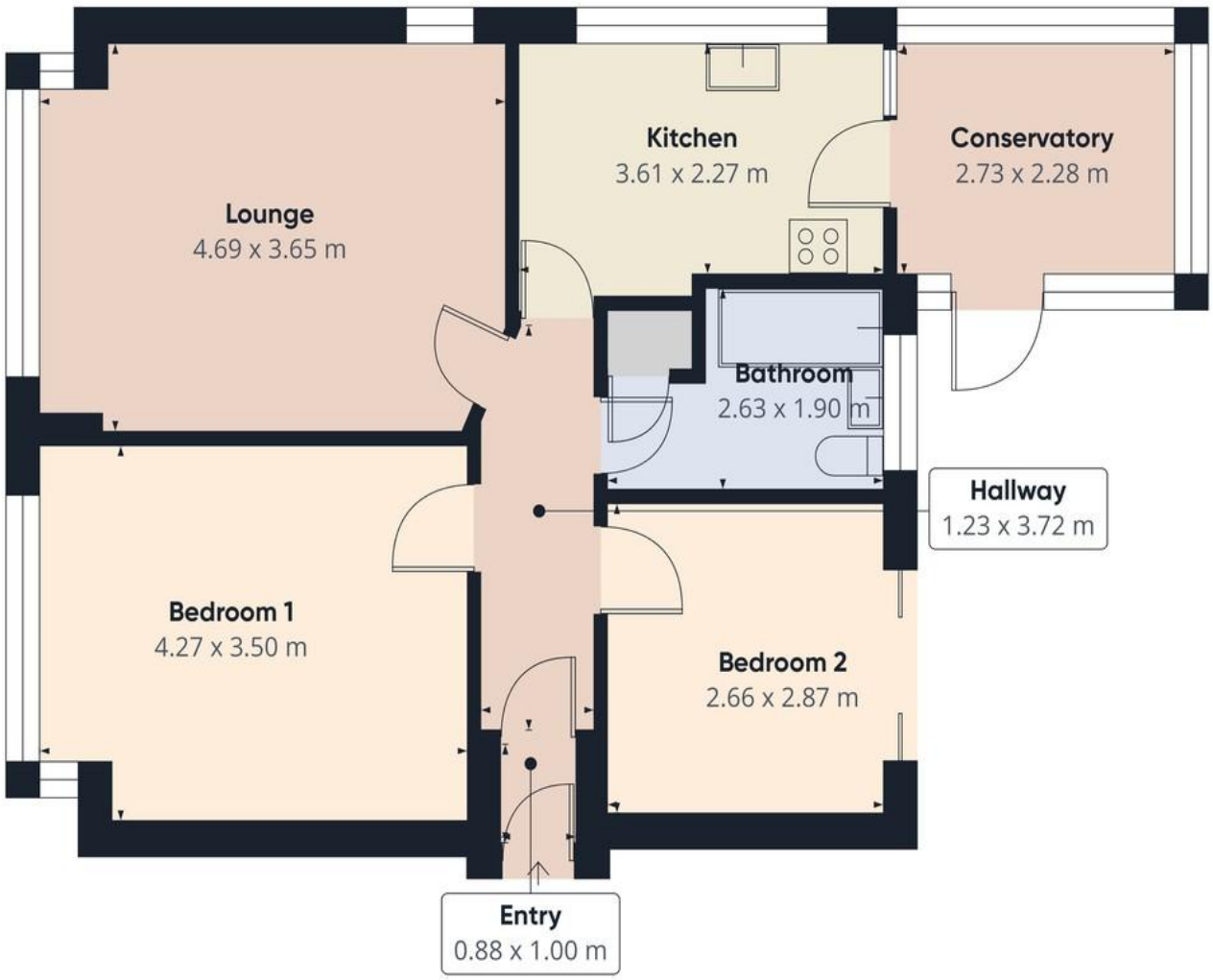
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01262 401401 Option1

Regulated by RICS

The digitally calculated floor area is (66.1 m2). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area(1)
66.1 m²

(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.

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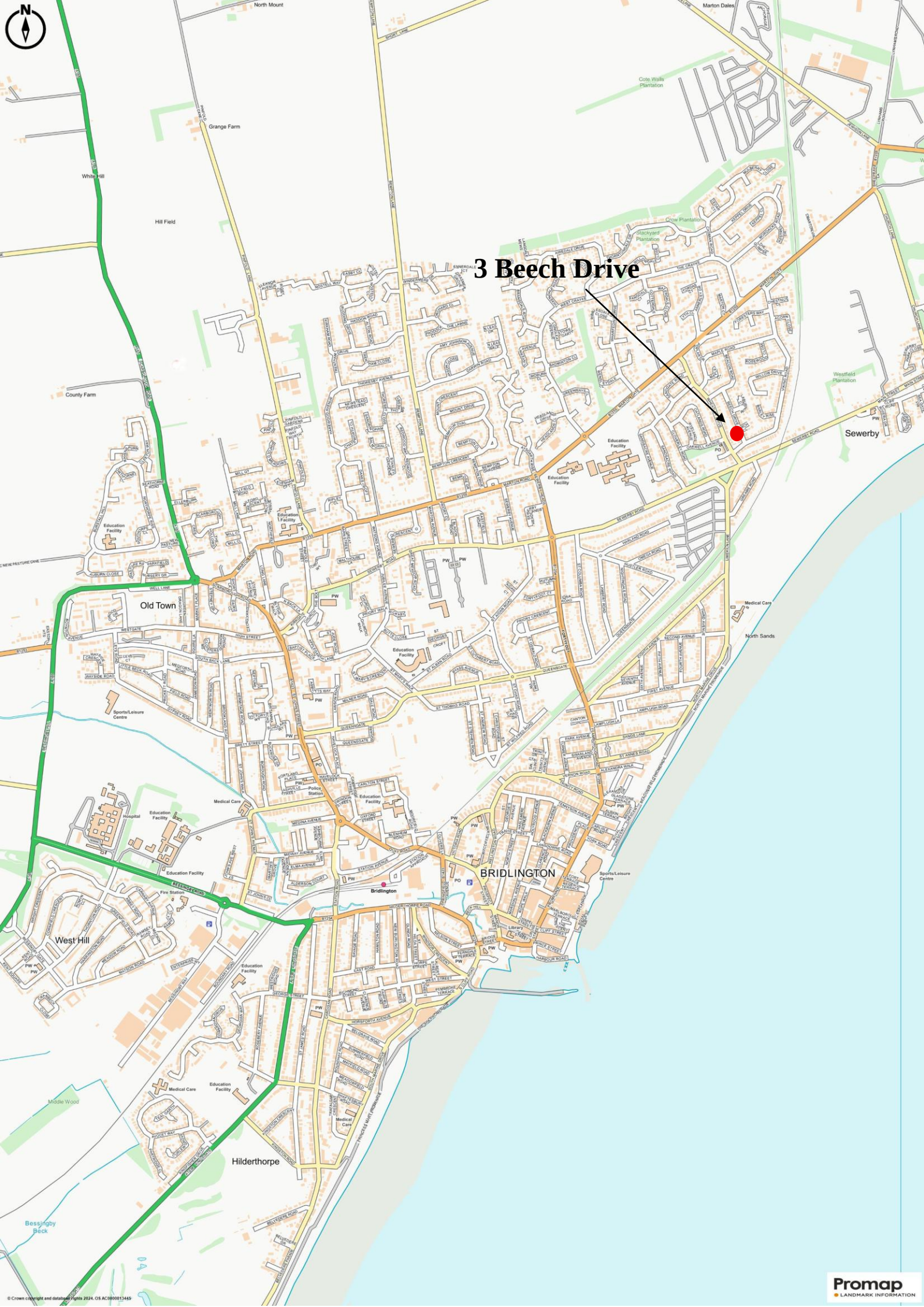

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