



54 Viking Road
Bridlington
YO16 6TW

OFFERS OVER

£345,000

4 Bedroom Detached House



Breakfast Bar



4



2



2



Off Road
Parking



Gas Central Heating

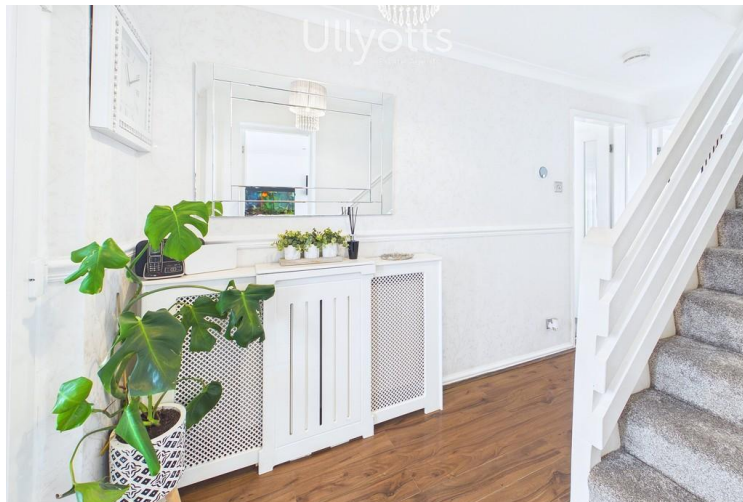
54 Viking Road, Bridlington, YO16 6TW

This exceptionally presented detached home combines versatile, stylish living with a highly sought-after location. Carefully enhanced by the current owners, it offers three bedrooms on the first floor, including a master suite with a dressing room and a family bathroom, while also providing the flexibility of a ground-floor room that can serve as an additional bedroom or further reception room, complete with a shower room also on the ground level. The property features a welcoming lounge, a spacious and well-appointed dining kitchen, a conservatory and a utility room, perfectly blending comfort, practicality, and offers 1345 sq ft of contemporary family living.

The Sandsacre Estate in Bridlington, nestled between Sewerby Road and Martongate, offers a fantastic location with excellent local amenities. The estate features its own shopping hub, The Sandsacre Centre, which includes a Morrisons Daily with a post office, bakery and hairdresser, while also providing easy access to the North

Library, Co-op supermarket, and the Friendly Forrester 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 known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Entrance Hall



Lounge



Lounge - LogBumer



Sitting Room / Bedroom 4

Accommodation

ENTRANCE HALL

13' 4" x 5' 7" (4.08m x 1.72m)

Access to the property is through a black composite front door leading into the entrance porch, which features laminate flooring which continues to the main entrance hall and lounge, shelving for shoe storage and French doors opening into the main entrance hall.

The entrance hall is fitted with a radiator, coving and an understairs storage cupboard. Stairs rise to the first-floor landing and doors provide access to all ground-floor rooms.

LOUNGE

16' 2" x 12' 4" (4.94m x 3.76m)

The lounge is a light and airy living area, featuring a window to the front elevation and sliding doors to the rear, which open onto the patio area-perfect for seamless indoor-outdoor living. Generously sized, the room provides ample space for both seating and dining areas and includes two radiators and modern inset

spotlighting, creating a bright and welcoming reception space.

SITTING ROOM / BEDROOM 4

13' 4" x 10' 11" (4.07m x 3.34m)

This versatile sitting room could also serve as the fourth bedroom, without compromising the home's living areas. Even with this room used as a bedroom, there remains a welcoming lounge, a spacious and sociable dining kitchen and a light-filled conservatory for everyday living and entertaining. The room itself features a window to the front elevation, coving, a log burner with a tiled hearth and decorative feature beam and a wall light, creating an adaptable space to suit a variety of needs.

OPEN PLAN KITCHEN DINING AREA

12' 11" x 7' 9" (3.96m x 2.37m)

The heart of the home, this thoughtfully designed kitchen and dining area features a range of matte grey, handleless wall, base and drawer units, complemented by subtle copper accents behind the doors along with a copper-coloured tiled splashback, a worktop over and grey tile-effect laminate flooring.



Kitchen



Kitchen



Kitchen



Conservatory

An inset copper-coloured sink with a matching mixer taps sits beneath a side window, providing natural light while preparing meals. The kitchen is equipped with modern, inset appliances, including a recently purchased Cook & Lewis electric hob with extractor fan, full-sized Hotpoint fridge and freezer, dishwasher, eye-level double Neff oven and grill and space for a washing machine, alongside ample storage. A breakfast bar with additional base storage offers casual dining for four and includes USB plugs for convenience, with space above for a hanging light. Two vertical radiators, inset spotlighting, a sliding door to the conservatory and an opening to the utility area complete this functional and stylish space.

UTILITY

6' 10" x 4' 11" (2.10m x 1.51m)

The utility room, conveniently located off the kitchen, offers practical functionality with base units and a worktop over currently used as a coffee station but has undercounter space for a tumble dryer. A rear-facing window fills the space with natural light, while a door provides access to the shower room. A glazed UPVC door leads directly to the side patio, offering effortless outdoor access.

SHOWER ROOM

6' 11" x 2' 4" (2.11m x 0.73m)

The ground floor shower room is a great addition, particularly useful if the ground floor sitting room is used as a bedroom. It features a shower cubicle with a black electric shower, tiled walls with an inset mirror, a vanity wash hand basin, and WC. A rear-facing window and extractor fan ensure the room is bright and well-ventilated.

CONSERVATORY

11' 3" x 8' 6" (3.44m x 2.60m)

The conservatory provides an additional living space, thoughtfully constructed in brick and uPVC. It features herringbone flooring, wall panelling and lighting and French doors to the rear, offering views of the garden and creating a bright, welcoming area for relaxation or entertaining, the current owners use this space as a formal dining area.

FIRST FLOOR LANDING



Utility Room



Landing



Master Bedroom



Master Bedroom Dressing Area

The first-floor landing provides access to three bedrooms and the family bathroom.

MASTER BEDROOM & DRESSING ROOM

20' 0" x 12' 7" (6.10m x 3.86m)

The master bedroom benefits from a dedicated dressing area, which includes a convenient storage cupboard housing the gas central heating boiler, newly fitted in November 2024. The dressing area is brightened by a front-facing window and feature wall panelling and offers ample space for a dressing table and additional storage, enhancing the sense of luxury.

The dressing area opens up to the main bedroom with windows to both the front and rear elevations, a radiator, and inset spotlighting, creating a spacious, elegant retreat. The combination of the bedroom and dressing area gives the suite a luxurious, well-planned feel, making it a standout feature of the home.

BEDROOM 2

13' 1" x 10' 4" (4.01m x 3.17m)

The second bedroom features a front-facing window and elegant coving, creating a bright and welcoming space. It

also includes a fitted wardrobe with sliding mirrored doors offering ample storage space and a radiator.

BEDROOM 3

10' 5" x 9' 4" (3.19m x 2.86m)

The third bedroom features laminate flooring and coving, with a rear-facing window that fills the room with natural light. A loft hatch with a pull-down ladder provides access to a part-boarded loft space, adding practical storage.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m)

The family bathroom is beautifully presented, featuring tiled walls with an inset mirror and wood-effect vinyl flooring. It includes a panelled bath with a waterfall tap, a wash hand basin, WC and a heated towel ladder. Natural light is provided by a rear-facing window, complemented by inset spotlighting, creating a bright and stylish space.

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



Bedroom 2



Bedroom 3



Bathroom



Garden

OUTSIDE

The property stands proudly, set back from the road and boasts excellent kerb appeal, creating a strong first impression. To the front, the property benefits from a mix of lawn and a paved parking area, with personnel gateways to either side of the property. The right-hand gate leads to a patio area, currently used as a bin store.

At the rear, a private, east facing low-maintenance paved garden is bordered with shrubs and greenery, featuring a central pergola which currently houses a pond but could easily be adapted as a covered seating area or a spot for a Jacuzzi. There is also space for a large shed, ideal for storage and gardening tools. To the side, a patio area provides a secluded space for outdoor dining or relaxing with a morning coffee during the summer months.

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 - RATED 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 Ulyyotts 01262 401401 Option 1

Regulated by RICS



Garden



Garden



Pergola



Front Entrance

The digitally calculated floor area is 125 sq m (1,346 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

• Est. 1891 •
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Approximate total area[®]

121.1 m²
1303 ft²

(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



54 Viking Road



Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

▪ Est. 1891 ▪
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