



5 Sewerby Heads  
Bridlington

YO16 7DE

TO LET

£950 pcm

3 Bedroom Semi-Detached House



Garden



3



2



1



Garage, Off  
Road Parking



Gas Central Heating

## 5 Sewerby Heads, Bridlington, YO16 7DE

### ACCOMMODATION

This well presented three bedroom semi detached home is situated on the popular north side of Bridlington. The property comprises a spacious lounge, a modern kitchen/diner, and a bright conservatory providing additional living space with views over the garden. Upstairs are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from generous off road parking to the front, while to the rear is a good-sized enclosed garden and a garage.

### PORCH

2' 9" x 7' 1" (0.86m x 2.17m)

A uPVC entrance door opens into a practical porch area. The porch incorporates a convenient storage cupboard and leads through into the main hallway, offering a welcoming and functional entrance to the property.

### HALLWAY

15' 2" x 7' 10" (4.63m x 2.39m)

A bright and airy hallway enhanced by a stained glass feature window surrounding the entrance door, adding character and natural light. A uPVC window to the side. The hallway provides a generous walkway leading through to a wrap around staircase and benefits from a useful storage cupboard below. Finished with two central ceiling light fittings, vinyl flooring, decorative dado rails, and two radiators, this space offers both style and practicality.

### W/C

2' 11" x 4' 5" (0.90m x 1.35m)

A convenient low-level W/C fitted with a pedestal hand basin featuring a tiled splashback. The room also benefits from a central ceiling light fitting, extractor fan, and vinyl flooring.



Lounge



Virtual Staging - Lounge



Dining Room



Virtual Staging - Dining Room

## LOUNGE

11' 9" x 12' 9" (3.60m x 3.89m)

A bright and welcoming lounge featuring a bay window to the front elevation fitted with venetian blinds\*. The room is further enhanced by a feature fire surround with an electric fire inset\*. Decorative dado rails, a central ceiling light fitting, carpeted flooring, and a radiator complete the space. An elegant archway leads through to the dining room, providing an open yet defined layout ideal for modern living.

## OPEN KITCHEN/DINING AREA

11' 8" x 12' 9" (3.58m x 3.91m)

An elegant archway from the lounge opens into a spacious open-plan kitchen and dining area, creating a bright and sociable living space. The dining area features a wooden fire surround, central ceiling light fitting, wooden flooring, and a radiator, offering a comfortable area for both everyday dining and entertaining.

The kitchen is fitted with a range of modern wall and base units with worktops and coordinating splashback. Appliances include a ceramic sink with drainer and mixer tap, integrated electric double oven, gas hob with built-in pull-out extractor hood, and space for a washing machine and tall freestanding fridge freezer.

The room further benefits from windows to both the side and rear elevations, each fitted with roller blinds\*, allowing ample natural light throughout. Finished with wooden flooring and a central light fitting, this space combines style with practicality.

## SUN ROOM

8' 2" x 9' 7" (2.51m x 2.93m)

Double wooden doors open into a bright and versatile sun room, offering excellent additional space. The sun room features spotlight ceiling fittings, a radiator, and wooden flooring, creating a practical yet welcoming environment. uPVC double doors lead directly out to the patio area, with surrounding windows allowing plentiful natural light. Additional uPVC windows with frosted glazing to the side provide privacy while maintaining brightness.

## UTILITY ROOM

9' 11" x 3' 11" (3.04m x 1.20m)

A useful cupboard accessed from the sun room provides excellent storage space and has previously been utilised as a utility area, complete with plumbing for a washing machine. The space benefits from wooden flooring and also features a door providing direct access to the garden.



Kitchen



Conservatory



Bedroom One



Virtual Staging - Bedroom One

## STAIRS AND LANDING

6' 9" x 2' 11" (2.08m x 0.89m)

A wrap around staircase leads to a bright and spacious landing, featuring a window to the staircase fitted with venetian blinds\*, allowing natural light to flood the area. The landing offers an open and airy feel and is finished with a central ceiling light fitting and carpeted flooring.

## BEDROOM ONE

11' 10" x 12' 11" (3.63m x 3.95m)

A bright and spacious double room, enhanced by a charming bay window to the front elevation, fitted with venetian blinds\*. A feature fireplace (decorative only) adds character and period charm to the room. The space is finished with carpet flooring and a central ceiling light fitting.

## BEDROOM TWO

11' 8" x 12' 9" (3.58m x 3.91m)

This well proportioned bedroom benefits from a window to the rear elevation, providing a pleasant outlook to the garden and good natural light. The window is fitted with a roller blind\*. The room features carpet flooring, a central ceiling light fitting, and a radiator. A picture rail adds a subtle period touch, enhancing the character of the space.

## BEDROOM THREE

7' 9" x 7' 9" (2.38m x 2.38m)

Bedroom Three is a well proportioned room featuring a window to the front elevation fitted with a venetian blind\*. The room is finished with carpet flooring, a central ceiling light fitting, and a radiator, creating a comfortable and versatile space ideal as a bedroom, nursery, or home office.

## BATHROOM

8' 4" x 7' 9" (2.55m x 2.37m)

The bathroom is well appointed and thoughtfully designed, featuring a corner shower enclosure with a thermostatic shower, alongside a panelled bath with mixer tap and shower attachment,. A low level WC and pedestal mounted wash hand basin complete the suite.

Two frosted glass windows to the side elevation provide natural light while maintaining privacy. Additional features include a central ceiling light fitting, extractor fan, radiator, and vinyl flooring.

## REAR GARDEN

The property enjoys a generously sized rear garden, ideal for outdoor relaxation and entertaining. A substantial patio area extends directly from the property, providing the perfect space for outdoor dining and seating.



Bedroom Two



Virtual Staging - Bedroom Two



Bedroom Three



Bathroom

To the rear of the garden, access is provided to the garage, offering useful storage or secure parking. The garage is conveniently accessed via a private road located off Sewerby Road.

#### **PARKING**

To the front of the property is a generously sized frontage providing ample off road parking for multiple vehicles. The area is laid with gravel, while mature hedging surrounds the boundary, offering an added degree of privacy and an attractive approach to the home.

#### **CENTRAL HEATING**

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

#### **DOUBLE GLAZING**

UPVC double glazing throughout.

#### **COUNCIL TAX BAND**

Band B.

#### **ENERGY PERFORMANCE CERTIFICATE**

Band D.

#### **PAYMENTS**

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £ 950.00

Damage Deposit: £1,095.00

Total: £ 2,045.00

#### **SERVICES**

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media connections.

#### **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.

Floor plans are for illustrative purposes only.

\* items marked are for the use of the tenant if required.

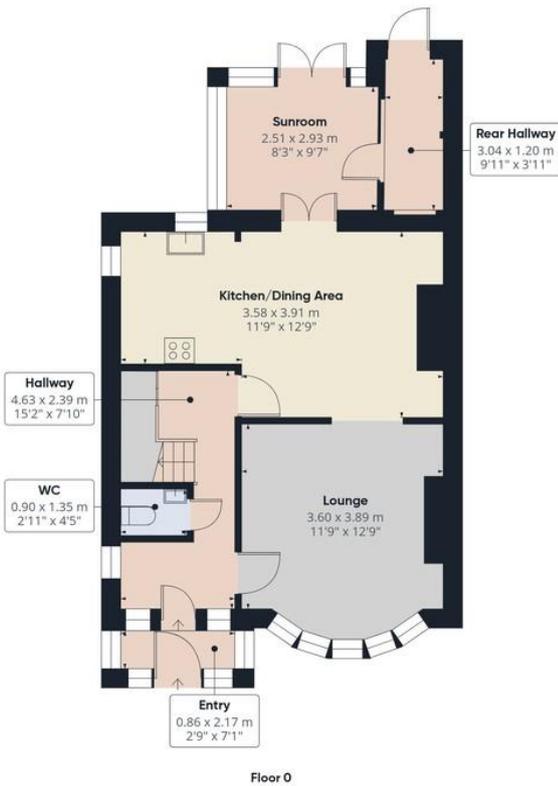
However, the landlord is not responsible for the replacement or repair of these items.

#### **VIEWING**

Please visit our website [www.ulyotts.co.uk](http://www.ulyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

Strictly by appointment with Ulyotts.

The digitally calculated floor area is 102 sq m (1,100 sq ft).  
 This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>(1)</sup>  
 102.2 m<sup>2</sup>  
 1100 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





5 Sewerby Heads

# Ulllyotts

EST 1891



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