



14 Headlands Drive  
Bridlington  
YO16 6XZ

OFFERS OVER

**£170,000**

**2 Bedroom Semi-Detached Bungalow**



Garden



Garage, Off  
Road Parking



Gas Central Heating

## 14 Headlands Drive, Bridlington, YO16 6XZ

A well-presented semi-detached bungalow, ideally positioned on a corner plot, offering versatile accommodation comprising a lounge, kitchen, sunroom, two bedrooms, and a shower room. The property benefits from a private garden, off-street parking, and a garage, and is offered with no onward chain-perfect for those seeking a ready-to-move-in home in a convenient location.

Headlands Drive is on the north side of the town and are sought-after residential area's offering excellent amenities with convenient access to local attractions. 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. Headlands Drive 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 Yorkshire coast, known for its stunning sandy beaches, historic harbour and vibrant seaside atmosphere. The town offers a mix of traditional seaside attractions, like promenades and ice cream parlours, alongside modern amenities, including shops, restaurants and entertainment venues including Bridlington Spa.



Entrance Porch



Entrance Hall



Lounge



Kitchen

## Accommodation

### ENTRANCE PORCH

7' 0" x 3' 4" (2.14m x 1.03m)

Entrance to the property is via a side composite door into a light and welcoming porch, part brick and uPVC construction, featuring wall lighting, stone-tiled flooring, and a radiator, with a further composite door leading into the main entrance hall.

### ENTRANCE HALL

10' 6" x 2' 8" (3.22m x 0.82m)

The entrance hall features wood-effect laminate flooring that flows throughout the bungalow, a loft hatch, a convenient storage cupboard, a radiator, and doors providing access to all rooms.

### LOUNGE

16' 4" x 11' 2" (5.00m x 3.42m)

The lounge is a bright, south-facing room featuring a bow window to the front elevation, decorative coving, a feature electric fire with surround, a radiator, and a door leading through to the kitchen.

### KITCHEN

8' 8" x 6' 5" (2.65m x 1.98m)

The kitchen is well-appointed, with a front-facing window above a stainless steel sink and mixer tap. It features a range of grey gloss wall, base, and drawer units with worktops and a tiled splashback, along with space for appliances including a washing machine, fridge freezer, and oven with a fitted extractor fan and stainless steel splashback panel.

### SUNROOM

14' 4" x 7' 7" (4.37m x 2.32m)

The sunroom, accessed via Bedroom Two, is a fabulous addition to the bungalow. Constructed from uPVC with a roof featuring two skylights, it includes uPVC sliding doors opening onto the garden. This versatile space provides an additional sitting or dining area, complete with a radiator, inset spot lighting, and grey wood-effect laminate flooring.



Kitchen



Sunroom



Bedroom 1

### BEDROOM 1

12' 4" x 10' 2" (3.77m x 3.11m)

Bedroom one benefits from a window to the rear elevation, coving and a radiator.

### BEDROOM 2

9' 2" x 7' 4" (2.80m x 2.25m)

The second bedroom could easily be used as a dining space or crafts room with French doors opening out onto the sun room with coving and a radiator.

### SHOWER ROOM

6' 5" x 5' 5" (1.98m x 1.66m)

The shower room features a side-facing window that provides natural light and ventilation. It includes a walk-in shower with a glass screen and a thermostatic shower head, complemented by wet wall surround. The room is also fitted with a wash hand basin, a WC, fully tiled walls, and a radiator.

### CENTRAL HEATING

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



Bedroom 2

### DOUBLE GLAZING

UPVC double glazing throughout.

### PARKING/GARAGE

17' 10" x 9' 10" (5.46m x 3.01m)

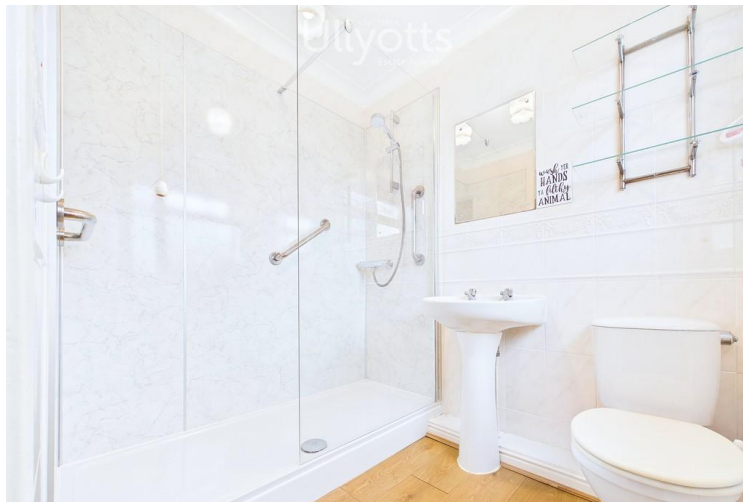
A paved off-street parking space is available with a further space secured by a UPVC double gate to the side of the property.

The garage features an electric roller door, with power and lighting connected, and a personnel door providing direct access to the garden.

### OUTSIDE

The property features a well-maintained, low-maintenance front garden with a mix of gravel and paved pathways. A raised flower bed with a wooden trellis provides a focal point and space for planting. The front is bordered by chain fencing and complemented with colourful shrubs and plants.

To the side, a paved driveway with uPVC gates provides additional parking and access to the garage.



Shower Room



Garage



Shed



Garden

The rear garden is private and comprises a mix of paving, astro turf, and a raised flower bed. A shed offers additional storage alongside the 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 - A

#### ENERGY PERFORMANCE CERTIFICATE - RATED E

#### 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.

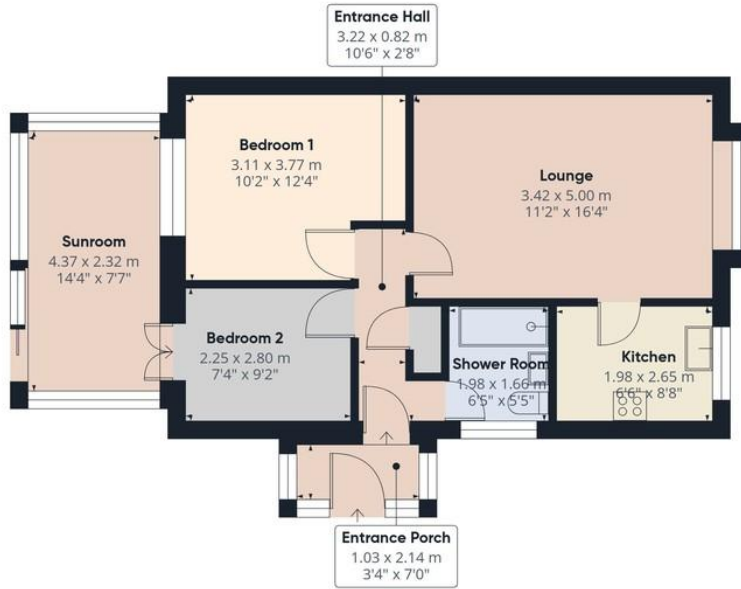
Floor plans are for illustrative purposes only.

#### VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 35 sq m (377 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2

**Ulllyotts**  
Estate Agents

**Approximate total area<sup>(1)</sup>**  
75.7 m<sup>2</sup>  
816 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



# 14 Headlands Close



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