18 Summerfield Road
East Yorkshire
YO15 3LF

ASKING PRICE OF

£299,950

7 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01262 401401

Garden

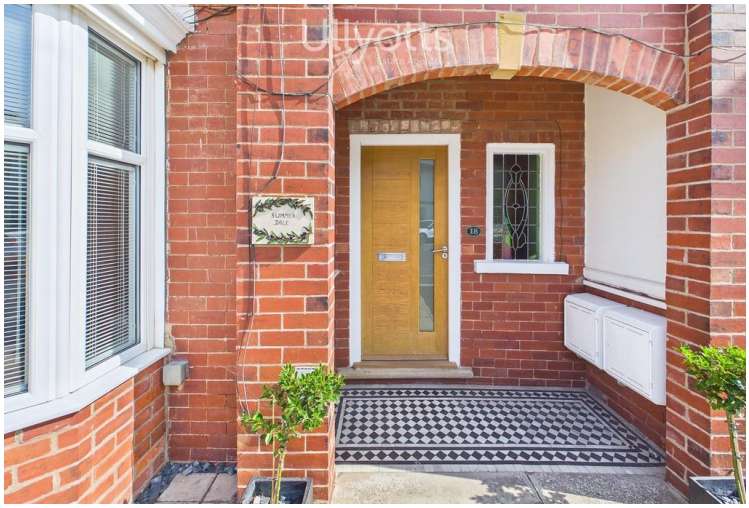
7 | 2 | 2 | Off Road Parking | Gas Central Heating

18 Summerfield Road, East Yorkshire, YO15 3LF

Situated on the South Side of Bridlington, this beautiful traditional semi-detached home is ideally located just a short walk from the stunning Southside Beach and seafront. Offering spacious and versatile accommodation arranged over three floors, the property boasts seven bedrooms, two bathrooms, a generous lounge/snug and a fantastic kitchen/diner, making it an ideal family home with plenty of space and flexibility for modern family living. The upper floors enjoy beautiful sea views, while the property also benefits from a driveway providing convenient off-street parking. With the beach, coastline and local amenities all within easy reach, this substantial and versatile home offers an excellent opportunity for families looking for a spacious coastal property in a prime South Side location.

The Belvedere area is to the south of the town centre and close to the south bay beach. It is a much sought-after location, offering a perfect blend of convenience and coastal living. Families will appreciate the excellent nearby schools, including a nursery, Hilderthorpe Primary (ages 3-11), Our Lady & St Peter Catholic School (ages 3-11), and Bridlington School (ages 11-18). For leisure the Belvedere Golf Course is just moments away, along with immediate access to the beach and the picturesque South Marine Drive promenade, making this an ideal location for those seeking a lifestyle close to the sea.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names, and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Entrance

Entrance Hall

Lounge/Snug

Lounge/Snug

Accommodation

ENTRANCE HALL

19' 1" x 9' 0" (5.83m x 2.76m)

A generously proportioned and welcoming entrance hallway, providing a spacious introduction to the home and access to the accommodation beyond. The hallway features attractive tiled flooring, a radiator and a beautiful stained-glass window which adds character while allowing natural light to flow into the space. A wooden entrance door provides access from the front of the property.

LOUNGE/SNUG

28' 8" x 13' 11" (8.75m x 4.25m)

The lounge/snug benefits from bay windows to the front with fitted blinds, a log burner and radiator. Wooden flooring continues through to the second section of the lounge, which has been opened to create a spacious and versatile living area. Patio doors and surrounding windows provide excellent views and access to the garden. The room also features a fitted bookcase and fitted shelving within the alcoves, together with a further radiator.

KITCHEN/DINING AREA

25' 1" x 11' 5" (7.66m x 3.48m)

A well-appointed kitchen with tiled flooring, granite worktops, stainless-steel mixer tap and drainer, fitted double oven, dishwasher, fridge and a central island incorporating a gas hob with useful storage cupboards beneath. There is a window to the side and two patio doors opening directly onto the garden. Additional features include a cupboard with space for a freestanding fridge freezer, washing machine and dryer, an understairs storage cupboard and access to downstairs wc.

DOWNSTAIRS WC

4' 11" x 3' 3" (1.51m x 1.01m)

Comprising WC, pedestal washbasin and radiator.

FIRST FLOOR LANDING

14' 10" x 5' 8" (4.53m x 1.73m)

A spacious and welcoming landing providing access to the bedrooms and bathroom. A side-facing window allows plenty of natural light into the space, creating a bright and airy feel, while a useful storage cupboard provides additional practical storage.

MASTER BEDROOM

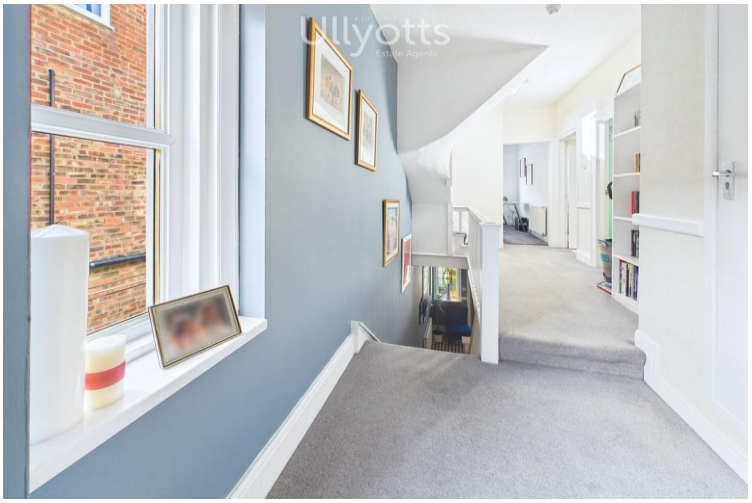
14' 2" x 12' 8" (4.34m x 3.88m)

A beautifully proportioned and spacious master bedroom offering a bright and relaxing retreat, with attractive wooden flooring creating a warm and inviting feel. The room benefits from an excellent range of fitted wardrobes and additional

Kitchen/Dining Area

Kitchen Area

wc



Landing

fitted storage units. To the front, large bay windows with fitted blinds allow an abundance of natural light into the room and provide beautiful sea views, creating a particularly attractive feature. The bay window also incorporates a useful and comfortable seating area, making it an ideal spot to sit and enjoy the outlook. Further features include a stylish ladder-style radiator and attractive coving, adding character and finishing the room beautifully.

BEDROOM 2
13' 11" x 12' 8" (4.25m x 3.88m)
Featuring two front-facing windows, ladder-style radiator and loft hatch

BEDROOM 3
12' 11" x 12' 2" (3.95m x 3.71m)
Featuring fitted wardrobes and desk, wooden flooring, radiator and a rear-facing window overlooking the garden. The room also benefits from coving.

BEDROOM 4
13' 11" x 10' 2" (4.25m x 3.10m)
A good-sized bedroom with two rear-facing windows looking out on to the private garden, fitted wardrobes and radiator.

BEDROOM 5
11' 1" x 10' 1" (3.40m x 3.08m)
A bright and pleasant rear-facing bedroom with a window overlooking the beautiful rear garden, complemented by a radiator.

BEDROOM 6
12' 7" x 7' 7" (3.84m x 2.33m)
A versatile room with front-facing window, wooden flooring, exposed beams and radiator, suitable for use as a bedroom, dressing room, hobby room or storage space.

BEDROOM 7/OFFICE
11' 1" x 7' 6" (3.40m x 2.30m)
Currently used as a useful home office with front-facing window and fitted blinds, radiator and coving.

BATHROOM
7' 11" x 7' 10" (2.43m x 2.40m)
Featuring vinyl flooring, bath with shower over and shower screen, pedestal washbasin, WC and heated ladder-style radiator. There is a rear-facing window, storage cupboard and tiled walls.

Bedroom 1

Bedroom 1

Bedroom 2

Bedroom 3

SHOWER ROOM
7' 3" x 6' 3" (2.22m x 1.93m)
With gas powered walk-in shower, partly tiled walls, heated ladder-style radiator, pedestal wash hand basin, WC, window to side elevation, extractor fan and tiled floor.

CENTRAL HEATING
The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING
UPVC double glazing throughout.

OUTSIDE
To the front of the property is a private driveway providing convenient off-street parking, with useful bin storage boxes positioned to the side. A pathway runs down the side of the property, providing access through to the rear garden. The entrance is approached via an attractive arched porch, offering a useful, sheltered area and additional space before entering the property.

The rear garden provides a lovely private outdoor space, with a paved area offering an ideal setting for outdoor seating and entertaining. The paved section leads onto a generous, grassed area, creating a pleasant balance between patio and lawn.

Established flowerbeds surround the garden, adding colour and greenery and creating an attractive, well-maintained outdoor setting. The garden provides a peaceful space to relax, enjoy the surrounding views and make the most of outdoor living.

PARKING
A concrete driveway provides convenient off-street parking.

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 - D

ENERGY PERFORMANCE CERTIFICATE - RATED C

Bedroom 4

Bedroom 5

Bedroom 6

Bedroom 7/Office

Shower Room

Bathroom

Rear Elevation

Garden

Bridlington

The digitally calculated floor area is (190.9 m2). This area may differ from the floor area on the Energy Performance Certificate.

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 - Option 1.

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Testimonials

"Ullyotts 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. Ullyotts 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 Ullyotts 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 Ullyotts. Great Job!"

Est. 1891

Ullyotts

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