



22 Harland Road  
Bridlington  
YO16 6RB

ASKING PRICE OF

**£350,000**

3 Bedroom Detached Bungalow





Rear Elevation



3



1



2



Garage, Off  
Road Parking



Gas Central Heating

## 22 Harland Road, Bridlington, YO16 6RB

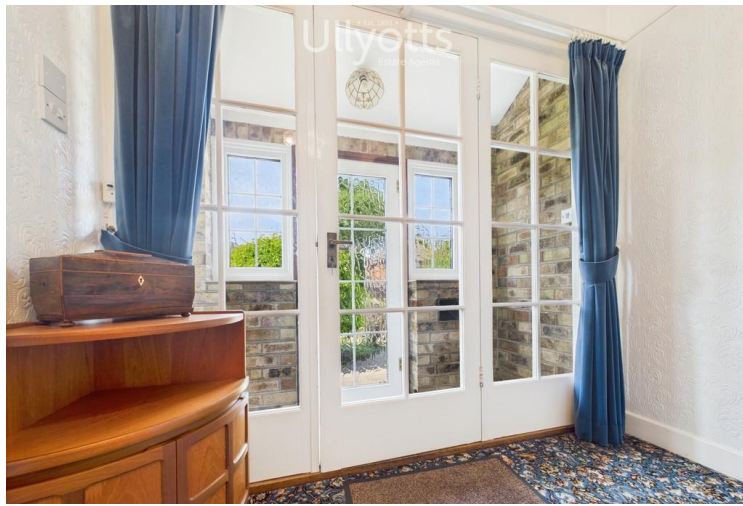
This detached dormer bungalow offers exceptional kerb appeal and is immaculate throughout, offering spacious and versatile living accommodation. The ground floor features a welcoming lounge, bright sun room, kitchen-diner, bathroom, separate WC, and a generously sized bedroom. Upstairs, two further well-proportioned bedrooms and an additional WC. An integral garage provides valuable storage space, while beautifully maintained front and rear gardens enhance the property's charm. Offered with no onward chain, this is an outstanding opportunity to secure a superb home in a desirable location.

The Queensgate Extension area in Bridlington is just north of the town centre and is a highly convenient and popular location for families, and retirees given it has a perfect mix of both houses and bungalows. A local parade of shops offers amenities including, hairdresser, café, and beauticians, while the Queensgate Children's

Play Park and green space provide a lovely spot for outdoor leisure. Its proximity to Flamborough Road means easy access to a Tesco Express, various takeaways such as Chinese and fish and chips, plus an international delicatessen and bakery. With a Nursery, Martongate Primary School (ages 3-11) and Headlands School (ages 11-18) both nearby, educational needs are well catered for. Just a short walk away from the picturesque Northside seafront, this location perfectly blends convenience, community and coastal living.

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



Lounge



Sun Room



Sun Room

## Accommodation

### ENTRANCE HALL

17' 10" x 4' 11" (5.44m x 1.51m)

Entrance to the property is via a glazed uPVC door leading into a bright and welcoming porch, featuring a window to the front elevation, a charming stained-glass window to the side, a tiled floor, and a further glazed door opening into the main entrance hall.

The spacious hallway exudes character with a decorative plate rack, radiator with display shelf over and provides access to all ground floor rooms including the integral garage. It also benefits from an understairs storage cupboard and a door to the staircase rising to the first-floor landing.

### LOUNGE

15' 3" x 13' 5" (4.66m x 4.11m)

The lounge is a warm and inviting space, featuring a side-facing window, decorative coving and an elegant chandelier that adds a touch of sophistication. The focal point of the room is a striking feature fireplace with a brass edging, glass display cupboards, a gas fire in situ, and a marble hearth and surround. Glazed French doors open into the sun room, enhancing the flow of natural light and creating a perfect setting for relaxing or entertaining.

### KITCHEN/DINING AREA

21' 1" x 9' 8" (6.44m x 2.95m)

The open-plan kitchen diner is a stylish and functional space, fitted with a contemporary range of gloss, handle less wall, base, and drawer units topped with a work surface and complemented by a tiled splashback and attractive wooden flooring. A 1½ bowl sink and drainer with mixer tap is positioned beneath a window overlooking the rear garden. Appliances include a Belling eye-level oven, four-ring gas hob, extractor fan, and there is space for an under-counter fridge. The gas central heating boiler is neatly housed within the kitchen area. The space flows seamlessly into the dining area, which benefits from a window to the side, additional windows overlooking the rear garden, and two uPVC doors-one leading to the side passage and another providing direct access to the garden. A radiator ensures comfort in this bright and versatile living space.

### SUNROOM

9' 0" x 5' 6" (2.75m x 1.68m)

The sun room is a delightful addition to the home, featuring windows to all aspects-including a striking floor-





Kitchen



Dining Area



Bedroom 1



Bedroom 2

to-ceiling window-that flood the space with natural light and offer stunning views of the rear garden. A radiator ensures year-round comfort, making this an ideal space to relax and enjoy the surroundings in all seasons.

### BEDROOM 1

13' 5" x 12' 4" (4.09m x 3.77m)

The ground floor bedroom features a bay window to the front elevation and a distinctive arched, church-style window to the side, allowing for plenty of natural light. Additional features include decorative coving, stylish wall lighting, and a radiator, creating a warm and inviting atmosphere ideal for use as a principal bedroom or flexible guest accommodation.

### BATHROOM

7' 10" x 6' 4" (2.39m x 1.94m)

The family bathroom, situated on the ground floor, features a tiled floor and part tiled walls for a practical finish. A window to the side elevation provides natural light, while the suite includes a wash hand basin, a panelled bath and a separate shower cubicle fitted with a thermostatic shower.

### WC

5' 4" x 3' 4" (1.63m x 1.03m)

The separate WC is finished with tiled flooring and includes a WC along with a window to the side elevation, providing natural light and ventilation.

### LANDING

8' 0" x 3' 3" (2.46m x 1.01m)

The first-floor landing benefits from a large storage cupboard with hanging space, shelving, and housing the hot water tank. A loft hatch provides additional storage access, and doors lead to all rooms on this level.

### BEDROOM 2

13' 11" x 13' 10" (4.26m x 4.24m)

One of the first-floor bedrooms is generously proportioned, featuring a window to the rear elevation that overlooks the garden. The room benefits from two radiators for added comfort and includes useful eaves storage.

### BEDROOM 3

13' 10" x 9' 8" (4.24m x 2.97m)

The second first-floor bedroom is a bright and



Bedroom 3



Bathroom



Garden



Garden

comfortable space, featuring a window to the side elevation and a radiator, making it an ideal guest room, home office, or additional bedroom.

### WC

8' 8" x 4' 8" (2.65m x 1.44m)

The first-floor WC is well-appointed with a window to the front elevation, wood-effect vinyl flooring, a wash hand basin, low-level WC and a heated towel ladder.

### 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

16' 11" x 10' 0" (5.16m x 3.06m)

The garage benefits from an electric up-and-over door, with power, lighting, and plumbing already in place. A side elevation window and a Belfast sink further enhance its versatility, making it suitable for use as a utility space.

### OUTSIDE

The property boasts fabulous kerb appeal and is set back from the road behind a low-level wall, bordered by mature shrubs and plants. A neatly maintained lawn complements the paved driveway, which provides off-road parking and access to the garage. A paved pathway leads to the front entrance and continues to the side elevation.

To the rear, a paved patio area provides access to a brick-built store, ideal for garden tools and additional storage. Steps lead down to the main garden, which is predominantly laid to lawn and features a sweeping pathway to the bottom of the garden, bordered by mature shrubs. A summer house and garden shed offer both a relaxing retreat and further storage options.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

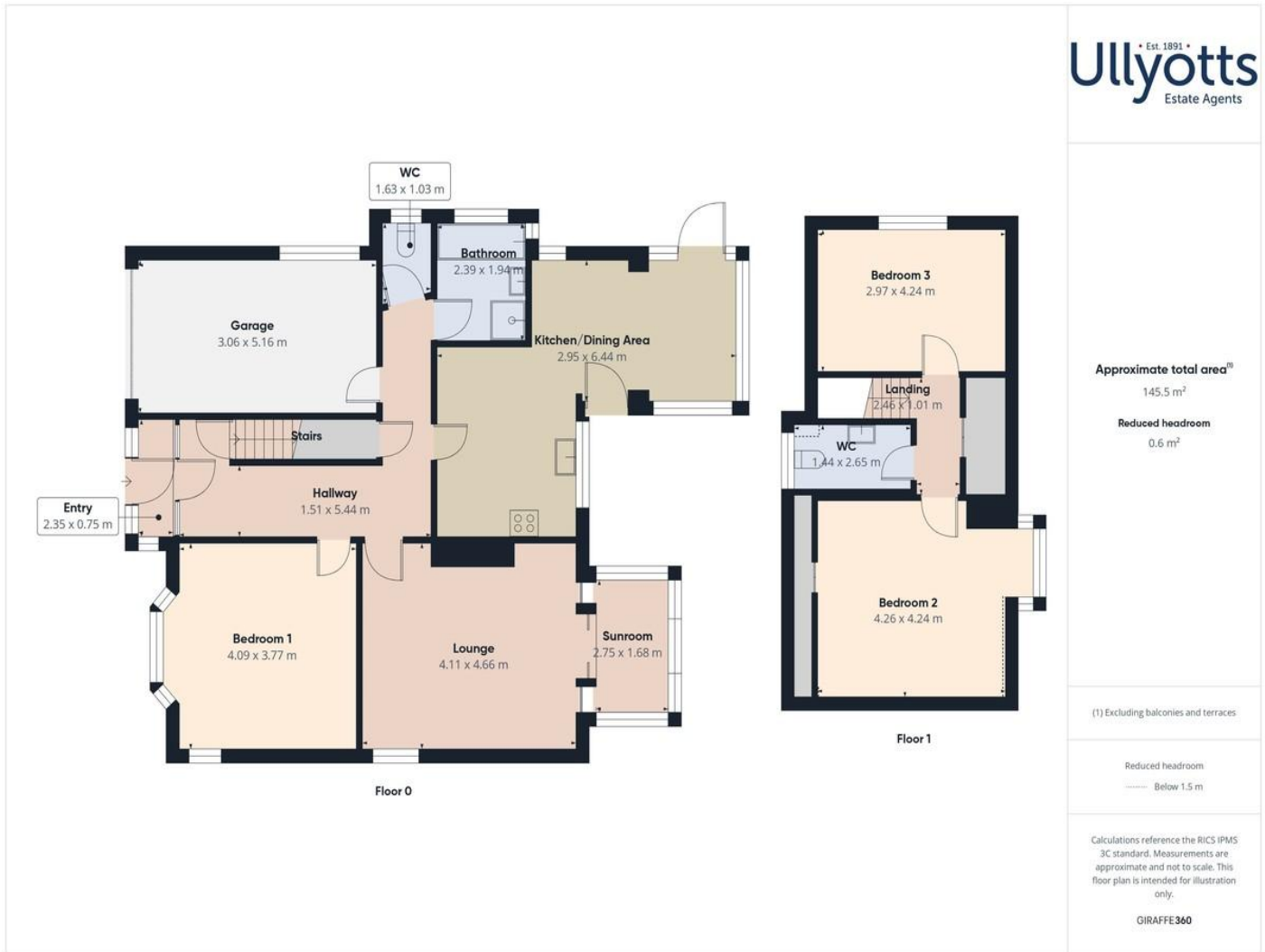
### SERVICES

All mains services are available at the property.

### COUNCIL TAX BAND - D



The stated EPC floor area, (which may exclude conservatories),  
is approximately 146 m<sup>2</sup> (1571 ft<sup>2</sup>)



## ENERGY PERFORMANCE CERTIFICATE - AWAITED

### 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.

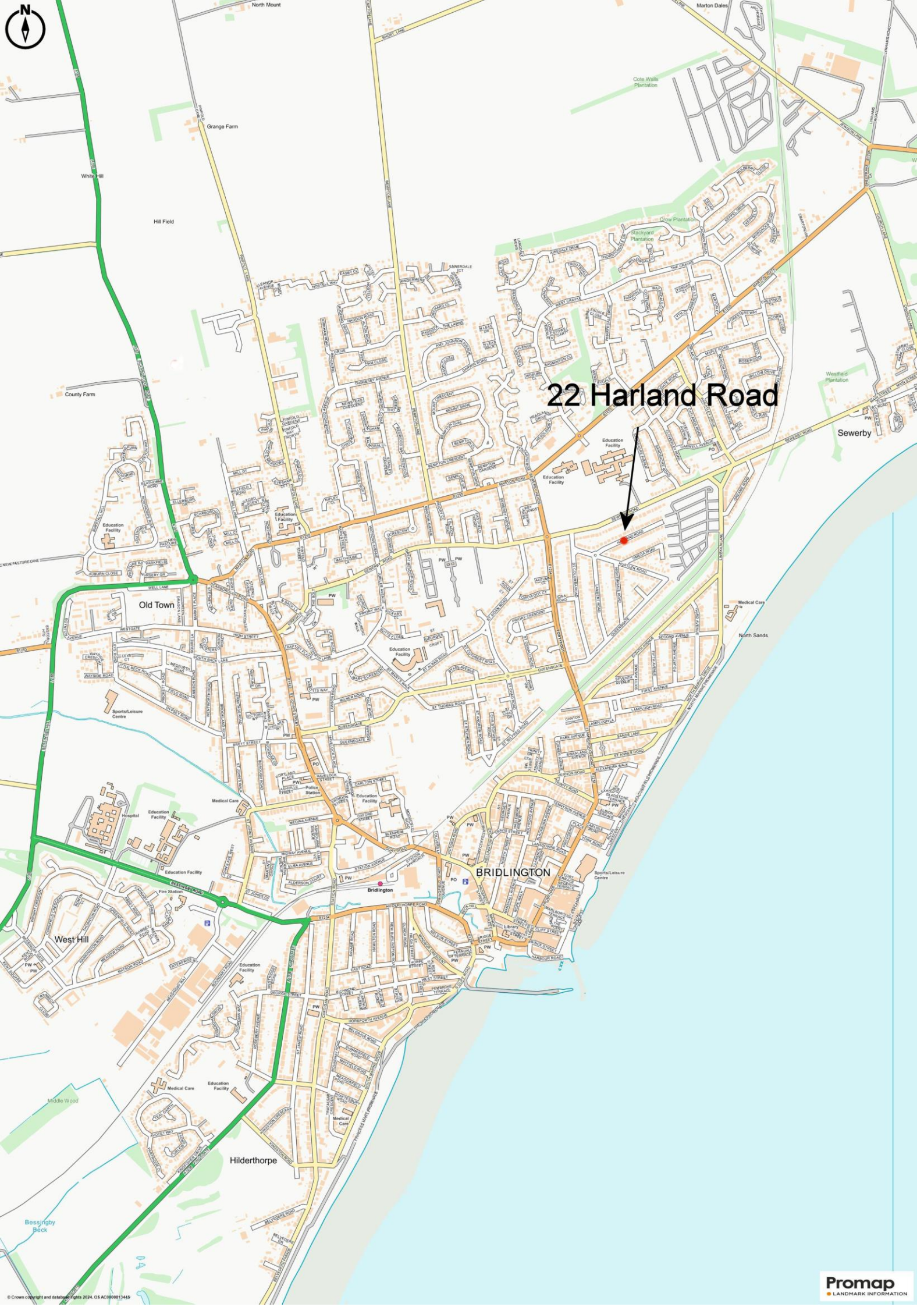
### VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

### FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



22 Harland Road



# ■ Ulllyotts ■

EST 1891



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