

Ulllyotts

EST. 1891



24 Sandsacre Avenue
Bridlington
YO16 6UW

ASKING PRICE OF

£230,000

2 Bedroom Semi Detached Bungalow

Ulllyotts

EST 1891

01262 401401



Rear Garden



2



1



1



Garage, Off
Road Parking



Gas Central Heating

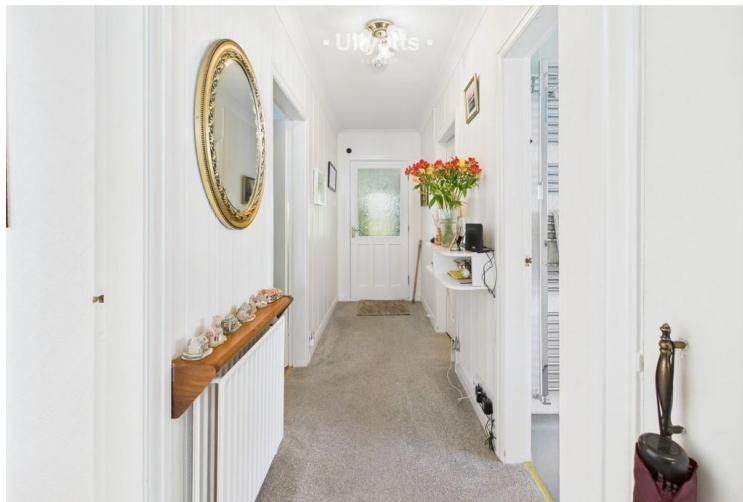
24 Sandsacre Avenue, Bridlington, YO16 6UW

A well-presented semi-detached bungalow situated in a popular and sought-after location. The accommodation includes a comfortable lounge, a spacious dining kitchen, a bright conservatory, two bedrooms and a modern wet room. The property is complemented by immaculate front and rear gardens, offering beautifully maintained outdoor space. Additional benefits include off-road parking, a garage, and a summer house, ideal for relaxation or hobbies.

The Sandsacre area is on the north side of the town nestling between Sewerby Road and Martongate, offering a fantastic location with excellent local amenities. The area features its own shopping hub being The Sandsacre Centre, which includes a Morrisons Daily with Post Office, bakery and hairdresser. Easy access to the North Library, Co-op supermarket, and the Friendly

Forester 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. Families benefit from being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18).

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful beaches, historic harbour and vibrant promenade. With its blend of traditional seaside attractions, quaint Old Town and scenic coastal walks, including the nearby Flamborough Head and Bampton Cliffs, Bridlington offers a perfect mix of relaxation, natural beauty and heritage. Popular with families and holidaymakers, the town also has a thriving local community, making it a delightful place to call home.



Entrance Hall



Lounge



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

14' 6" x 3' 10" (4.43m x 1.18m)

Entrance to the property is via a glazed uPVC door leading into a welcoming entrance porch with wooden flooring. A glazed wooden door opens into the main entrance hall, which features a storage cupboard housing the gas meter, doors to all rooms, a radiator and a loft hatch with a pull-down ladder providing access to the fully boarded loft space.

LOUNGE

15' 1" x 11' 8" (4.60m x 3.58m)

The lounge benefits from a bay window to the front elevation, offering views over the immaculate front garden. Decorative coving adds character, while a radiator ensures comfort. The room's main focal point is an elegant electric fire set within a marble hearth and feature surround, creating a warm and welcoming atmosphere.

KITCHEN

12' 8" x 10' 5" (3.87m x 3.18m)

The kitchen is light and airy, offering a practical and inviting space for everyday living and dining. It features a range of cream Shaker-style wall, base and drawer units with worktops over, complemented by a tiled splashback and tile-effect vinyl flooring. A stainless steel sink with mixer tap is positioned beneath a window overlooking the conservatory, filling the space with natural light. Integrated appliances include a Belling double oven, a four-ring gas hob with a fitted extractor fan, and there is space and plumbing for a washing machine and a fridge-freezer. Additional features include a wall-mounted gas central heating boiler, a radiator, inset spotlighting and ample room for a dining table. The kitchen also provides access to a useful pantry and a door leading into the conservatory.

CONSERVATORY

10' 4" x 9' 9" (3.16m x 2.98m)

Constructed from uPVC, the conservatory offers a bright and versatile living space. It features a radiator for year-round comfort, wall lighting for added ambiance and



Conservatory



Bedroom 1



Bedroom 2



Wet Room

French doors that open out to the rear garden, creating a seamless connection between indoor and outdoor living.

BEDROOM 1

12' 0" x 11' 8" (3.66m x 3.56m)

The master bedroom offers a window to the rear elevation with views over the garden, creating a peaceful outlook. Additional features include decorative coving, a radiator, a fitted wardrobe with mirrored doors and a built-in vanity area with drawers and shelving.

BEDROOM 2

10' 9" x 8' 4" (3.30m x 2.55m)

The second bedroom benefits from a window to the front elevation, coving and a radiator.

WET ROOM

8' 4" x 6' 1" (2.56m x 1.87m)

The wet room features practical vinyl flooring with an integrated floor drain and tiled walls enhanced by a decorative mirrored mosaic tile detail. It is fitted with a thermostatic shower, wash hand basin, WC and a heated towel ladder for added comfort. A window to the side elevation provides natural light and ventilation.

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.

GARAGE

15' 11" x 9' 4" (4.87m x 2.86m)

The garage is equipped with an up-and-over door, as well as power and lighting. A uPVC personnel door provides convenient access to the rear garden.

PARKING

To the side of the property, a paved driveway provides ample off-road parking and leads directly to the garage.

OUTSIDE

To the front, the property is set behind a low-level wall with mature shrubs and hedges, a neatly maintained lawn, and a paved driveway that leads to the garage and a pathway to the main entrance. At the end of the driveway, a gate provides access to the rear garden.



Patio Area



Summer House



Rear Elevation



Garage

The rear garden is immaculately presented and fully enclosed by a secure fenced boundary. It features a sunny patio area ideal for outdoor seating or dining, a mature tree offering shade and character, and a charming summer house, perfect for relaxation or entertaining.

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 - C

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.

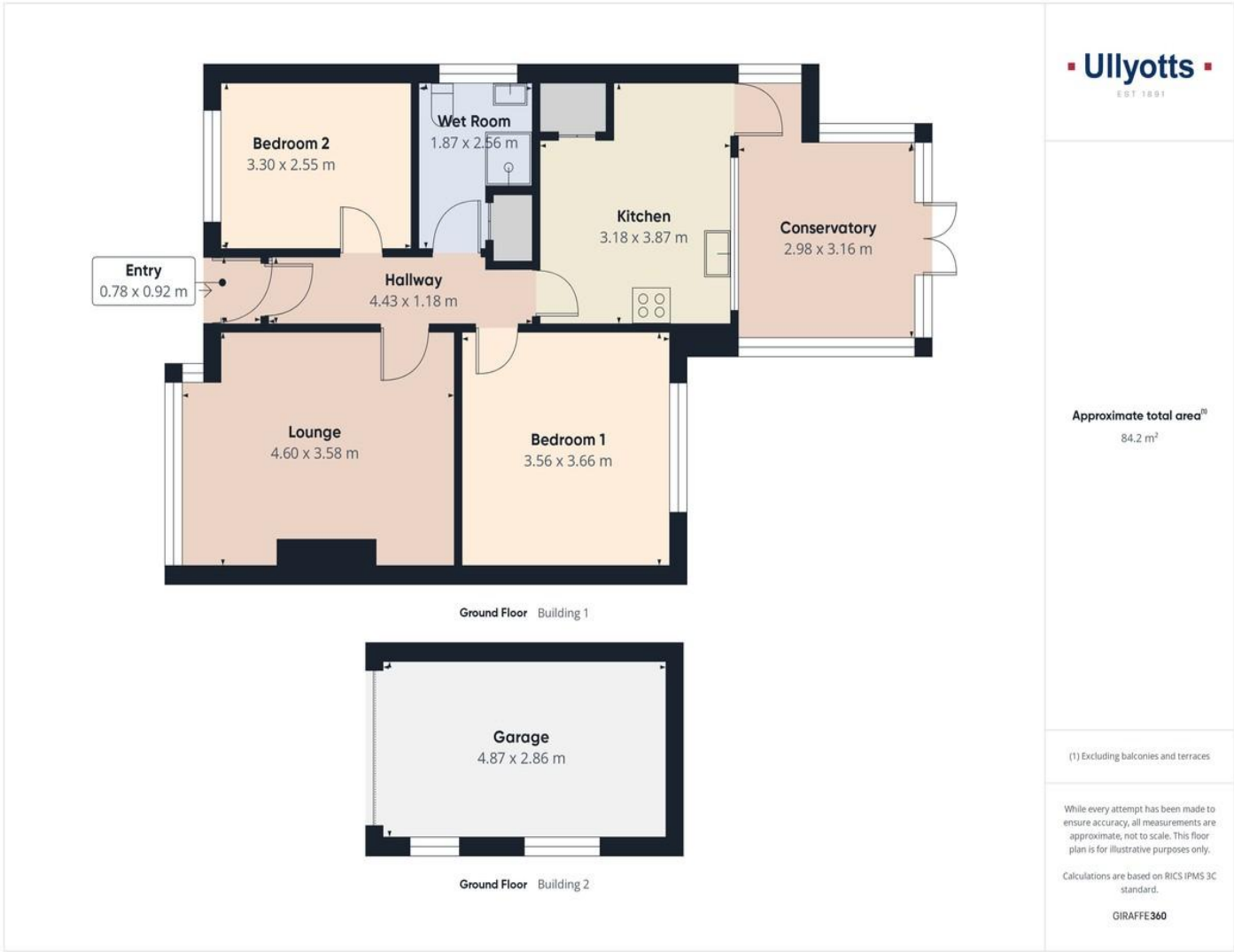
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 85 m2 (914 ft2)



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



24 Sandsacre Avenue

Cole Walls Plantation

Crow Plantation

Westfield Plantation

Sewerby

North Sands

BRIDLINGTON

Bridlington

Hilderthorpe

West Hill

Old Town

Sports/Leisure Centre

Education Facility

Education Facility

Fire Station

Medical Care

Education Facility

Medical Care

Education Facility

Education Facility

Medical Care

Education Facility

Police Station

Education Facility

Education Facility

Medical Care

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 RICS

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Ombudsman

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