



3 Beech Drive
Bridlington
YO16 6TP

OFFERS IN REGION OF

£235,000

2 Bedroom Detached Bungalow



Rear Garden

 2
  1
  1
  Garage, Off Road Parking
  Gas Central Heating

3 Beech Drive, Bridlington, YO16 6TP

Located on the sought-after Sandsacre Estate, this two-bedroom detached bungalow offers a fantastic opportunity for buyers looking to put their own stamp on a property. Now in need of some general upgrading, the bungalow features a spacious lounge, kitchen, conservatory, two bedrooms and a bathroom. Externally, the property benefits from front and rear gardens, off-road parking, and a garage, making it an ideal prospect for those seeking a home in a desirable residential area.

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.

Bridlington is a charming coastal town nestled on the East Yorkshire coast, known for its stunning beaches, historic harbour and vibrant promenade. Offering a delightful mix of traditional seaside appeal and modern amenities, the town boasts a range of shops, cafes, and restaurants, along with excellent transport links and schools. With its scenic surroundings and strong sense of community, Bridlington is a popular choice for families, retirees, and holidaymakers alike.



Lounge



Kitchen



Kitchen



Conservatory

Accommodation

ENTRANCE HALL

2' 10" x 3' 3" (0.88m x 1.00m)

Entrance to the property is via a side uPVC door leading into a tiled porch. From here, a door opens into the main hall, which features a loft hatch and provides access to all rooms.

LOUNGE

15' 4" x 11' 11" (4.69m x 3.65m)

The lounge is light and airy, featuring a large bay window to the front elevation and an additional window to the side. It includes decorative coving, a radiator and a feature fireplace.

KITCHEN

11' 10" x 7' 5" (3.61m x 2.27m)

The kitchen is fitted with a range of wall, base, drawer, and shelving units, with a worktop over. It features tiled walls, wood-effect laminate flooring, and a stainless-steel circular sink with matching drainer and mixer tap, positioned beneath a window to the side elevation. Fitted appliances include an oven, four-ring gas hob and extractor fan. There is also a radiator, as well as under-

counter space and plumbing for a washing machine, dryer and fridge. A uPVC stable door provides access to the conservatory.

CONSERVATORY

8' 11" x 7' 5" (2.73m x 2.28m)

The conservatory is a great addition, constructed with UPVC and brick, and features a UPVC door leading onto the garden.

BEDROOM 1

14' 0" x 11' 5" (4.27m x 3.50m)

The master bedroom is light, airy and spacious, featuring a bay window to the front elevation, decorative coving and a radiator.

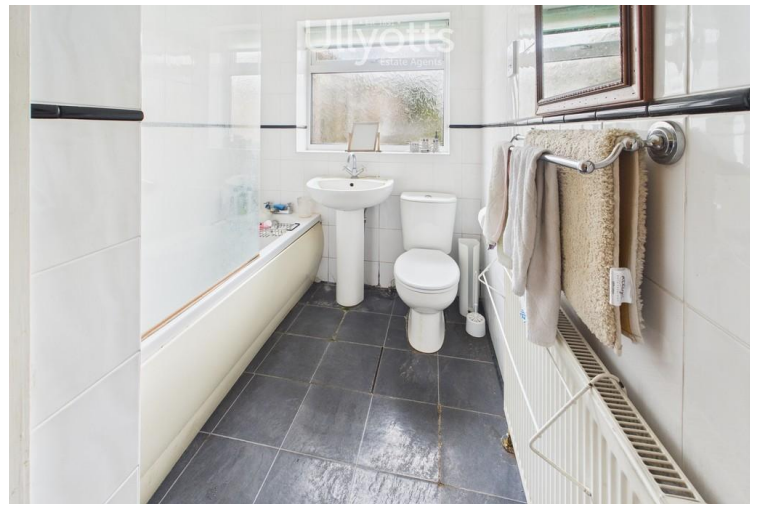
BEDROOM 2

9' 4" x 8' 8" (2.87m x 2.66m)

The second bedroom offers uPVC sliding door onto the rear garden along with coving and a radiator.



Bedroom 1



Bathroom



Garage



Garden

BATHROOM

8' 7" x 6' 2" (2.63m x 1.90m)

The bathroom features vinyl tiled flooring, tiled walls and a window to the rear elevation. It includes a panelled bath with an electric shower over, a wash hand basin, WC, radiator and a storage cupboard housing the gas central heating boiler.

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

The garage benefits from an up and over door, power and light connected and a personnel door to the side.

OUTSIDE

To the front, the property is set back from the road behind a low-level wall, with a paved frontage featuring colourful shrubs and bushes. To the side, a paved driveway provides off-road parking for multiple vehicles and gives access to the garage. A gate to the side of the property also leads to the rear garden.

To the rear, the garden includes a paved area and is mainly laid to lawn, with mature shrubs lining the borders.

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.



Nearby Bridlington Beach

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.

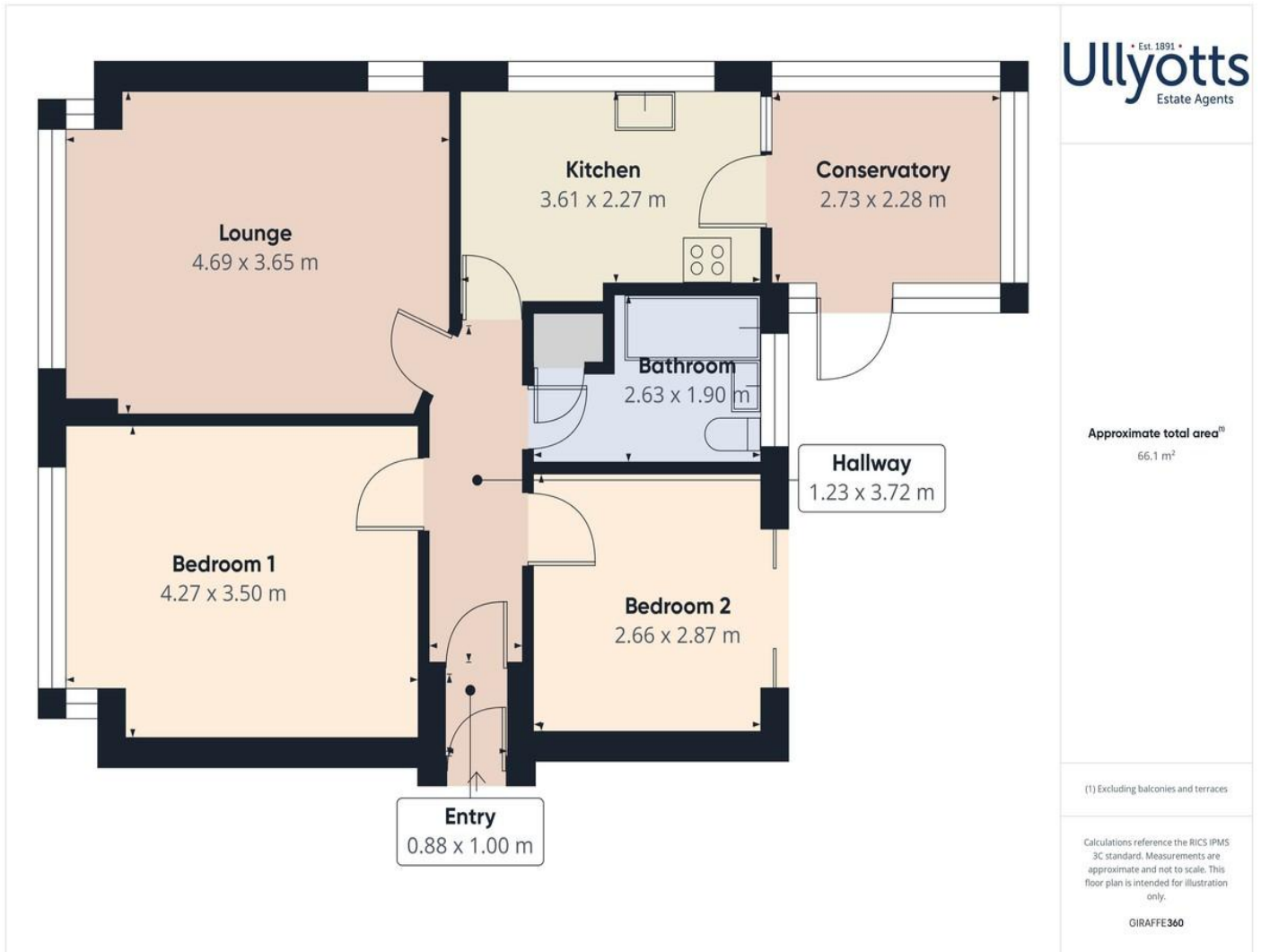
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 67 m² (721 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



3 Beech Drive

Sewerby

Old Town

BRIDLINGTON

West Hill

Hilderthorpe

■ Ulllyotts ■

EST 1891



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