



17 Barley Rise
Bridlington
YO16 6UU

ASKING PRICE OF

£255,000

4 Bedroom Semi-Detached House



Rear Garden



4



1



1



Garage, Off Road



Gas Central Heating

17 Barley Rise, Bridlington, YO16 6UU

Located on the highly sought-after Sandsacre Estate, this well-presented four-bedroom semi-detached home offers spacious family living throughout. The property features a bright lounge, a modern open-plan kitchen and dining area, four good sized bedrooms, and a contemporary family bathroom. Outside, there is ample off-road parking to the front, a garage and a generous rear garden – perfect for families and entertaining. Ideally positioned close to local amenities, schools, and transport links, this home combines comfort and convenience in a desirable location.

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. Families benefit from being within the catchment area for Martongate Primary School (ages 3-11) and Headlands Secondary School (ages 11-18). 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 seaside town on Yorkshire's east coast, ideal for families. It benefits from two award winning beaches, a lively promenade and attractions such as Sewerby Hall & Gardens, Bondville Model Village and East Riding Leisure Centre. Families can enjoy boat trips from the harbour, wildlife spotting at Bempton Cliffs and sweet-making at John Bull's World of Rock. With plenty of entertainment, parks and traditional seaside fun including fairground rides, arcades and ice-cream parlours, Bridlington offers something for all ages.



Entrance Hall



Lounge



Kitchen/Dining Area



Kitchen/Dining Area

Accommodation

ENTRANCE HALL

12' 11" x 5' 8" (3.94m x 1.74m)

Entrance to the property is via sliding UPVC doors leading into a welcoming porch area, featuring stylish wood-effect herringbone laminate flooring that continues seamlessly throughout the entire ground floor. A UPVC door opens into the main entrance hall, which benefits from a radiator, inset spotlighting and stairs rising to the first floor landing. The hallway also includes a useful understairs storage cupboard housing the gas central heating boiler and provides direct access to the open-plan dining kitchen.

LOUNGE

12' 11" x 11' 1" (3.94m x 3.39m)

The lounge benefits from a large window to the front elevation, allowing plenty of natural light, and is finished with a radiator and inset spotlighting, creating a bright and welcoming living space.

KITCHEN/DINING AREA

16' 0" x 15' 10" (4.90m x 4.84m)

The well-presented kitchen diner is the heart of the home-light, airy, and thoughtfully designed for modern family living. It features a sleek range of white matte handle less wall and base units along one wall, enhanced by under-counter lighting and elegant white granite worktops. An inset black sink with mixer tap offers a striking contrast, while integrated appliances include a microwave, oven, and fridge freezer. At the centre of the space, a grey matte handle less island with matching granite worktops provides seating for six and houses an induction hob with a downward suction extractor fan. With inset spotlighting, a radiator, sliding UPVC doors to the rear garden, and a door to the lounge, this bright and versatile space is ideal for everything from everyday dining to entertaining guests.

LANDING

7' 5" x 6' 3" (2.27m x 1.93m)

The first-floor landing benefits from inset spotlighting, a loft hatch for additional storage, a dressing area with fitted wardrobes with sliding doors and access to all rooms.



Landing



Landing



Bedroom 1



Bedroom 2

BEDROOM 1

14' 8" x 10' 8" (4.49m x 3.27m)

The spacious master bedroom is filled with natural light, benefiting from two windows to the front elevation. It also features inset spotlighting, a built-in storage cupboard, and a radiator, creating a bright and comfortable space.

BEDROOM 2

12' 9" x 10' 2" (3.90m x 3.11m)

The second bedroom also enjoys a window to the front elevation, allowing plenty of natural light, and is finished with inset spotlighting and a radiator.

BEDROOM 3

10' 9" x 9' 3" (3.29m x 2.82m)

The second bedroom features a window to the rear elevation, providing a pleasant outlook, along with inset spotlighting and a radiator.

BEDROOM 4

11' 2" x 6' 5" (3.41m x 1.98m)

The fourth bedroom also offers a window to the rear elevation and is complete with inset spotlights and a radiator.

BATHROOM

7' 2" x 5' 10" (2.19m x 1.78m)

The family bathroom features a window to the rear elevation, tiled walls and flooring for a sleek, modern look, and inset spotlighting. It is well-equipped with a vanity wash hand basin and WC, a bath with a shower attachment, an extractor fan and a radiator, offering both style and practicality.

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.

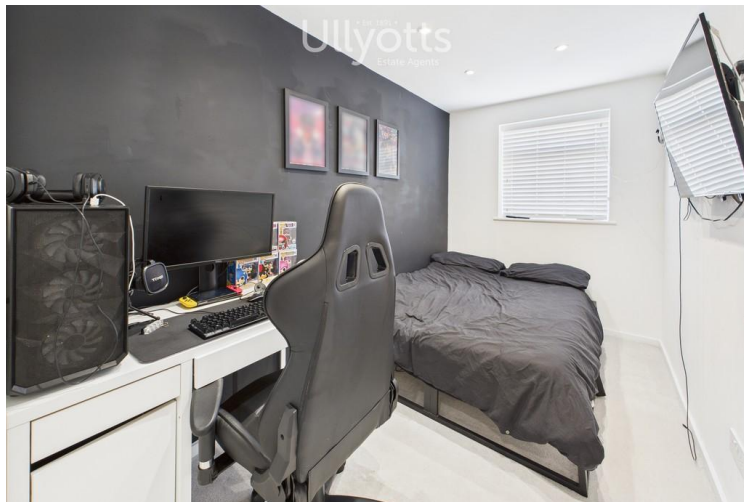
PARKING/GARAGE

18' 9" x 8' 7" (5.73m x 2.63m)

A paved frontage provides parking for multiple vehicles, while a carport leads to a garage that has been adapted to include a WC and additional storage space however still benefits from the up and over door to the front. The garage also benefits from power and lighting, plumbing



Bedroom 3



Bedroom 4



Bathroom



Rear Elevation

and space for a washing machine and dryer, a window to the rear, and a personnel door giving direct access to the garden.

OUTSIDE

To the rear lies a good-sized garden with fenced boundaries and gated access to the driveway. The outdoor space features a mix of lawn, paving, and artificial turf, creating a low-maintenance and versatile area for family enjoyment.

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.

The stated EPC floor area, (which may exclude conservatories),
is approximately 117m² (1259 ft²)



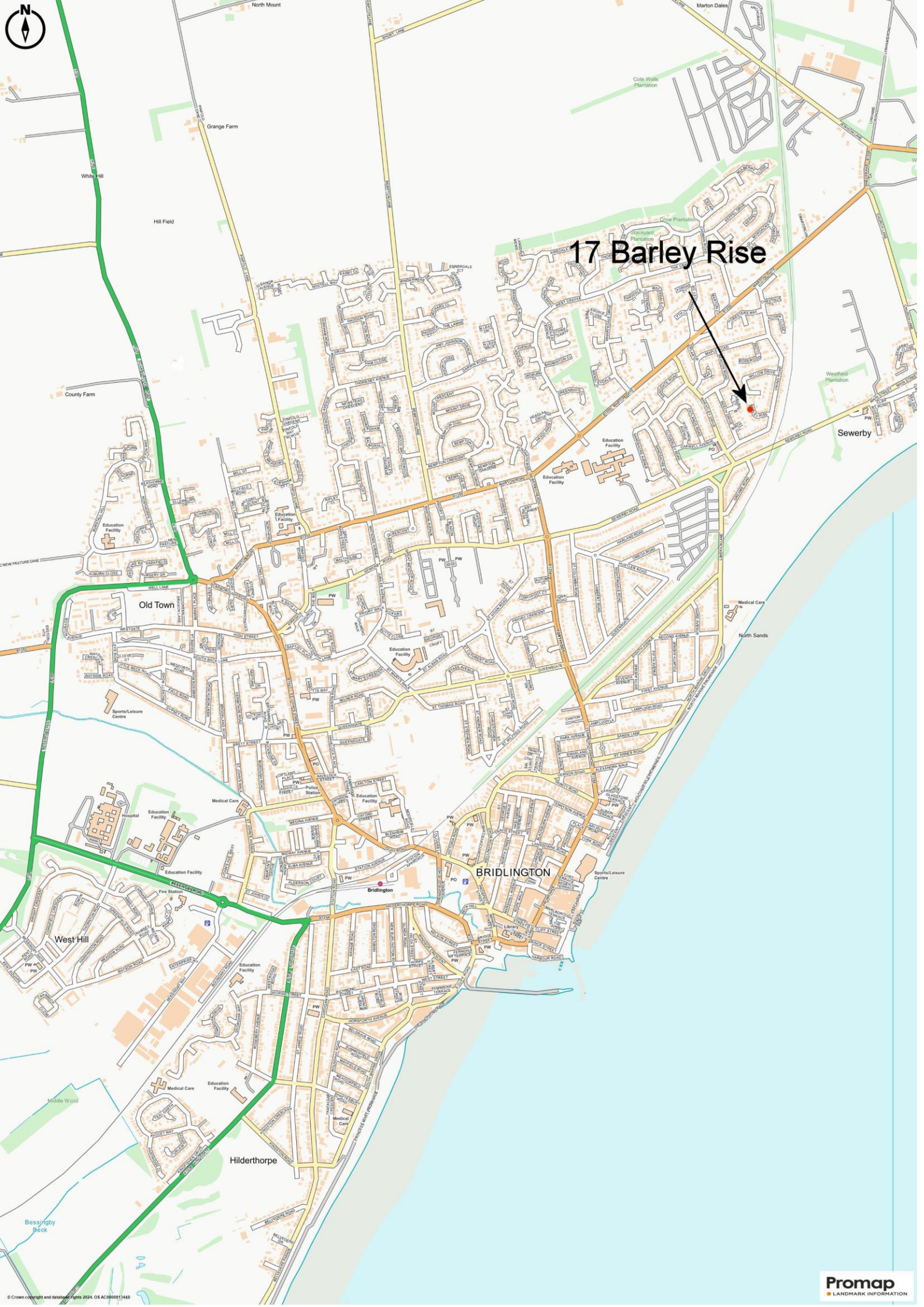
VIEWING

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



17 Barley Rise



■ Ulllyotts ■

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