



## Sewerby Headlands, Bridlington, YO16 7DF

- Semi-Detached Bungalow
- Spacious Kitchen
- Off-Road Parking
- Desirable Quiet Cul-De-Sac Location
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Single Garage
- Close To Local Amenities

**Asking Price £195,000**



# 8 Sewerby Headlands, Bridlington, YO16 7DF

## DESCRIPTION

Nestled within a lovely, quiet cul-de-sac in a sought-after area of Bridlington, this well-presented two-bedroom semi-detached bungalow offers peaceful living while remaining conveniently close to local amenities and the beautiful Bridlington North Beach. The Co Op, North Bridlington library, The Chemist and the Friendly Forester pub are all within walking distance.

Upon entering the property, you are welcomed into the entrance hall which leads to each of the rooms. The lounge is at the front of the home. This bright and inviting space provides a wonderful blank canvas, ready for a new owner to make it their own.

The kitchen is fitted with a range of white cabinets, offering ample storage and generous worktop space - perfect for everyday living and entertaining. It has been extended to facilitate a table and chairs and includes a TV aerial point. Double patio doors open directly onto the garden, allowing plenty of natural light to flow through and creating a seamless connection between indoor and outdoor spaces.

The second bedroom provides access to the loft space, which has been enlarged for a potential future conversion, subject to obtaining the necessary planning permission and building regulation approval. We are advised by the current owners that when the roof was re-tiled in 2019, joists were installed to building regulation standards and two Velux windows were fitted.

The family bathroom features a modern three-piece suite comprising a bath with shower over, wash basin, and WC, complemented by fully tiled walls for a clean finish.

Externally, the rear garden is ready to be personalised, with gravel and patio areas providing low-maintenance outdoor space, along with side access to the detached garage. To the front, the property benefits from a gravel garden, private block paved driveway and access to the garage.

This delightful bungalow would be ideal for buyers seeking a well-presented home in a fantastic coastal location. Schedule your viewing today!





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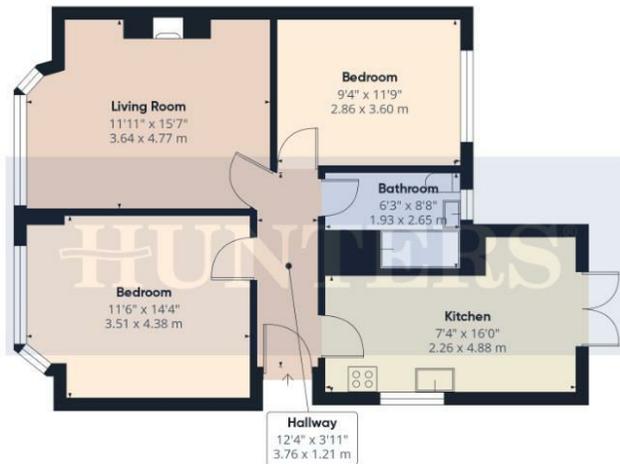
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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

806 ft<sup>2</sup>  
75 m<sup>2</sup>

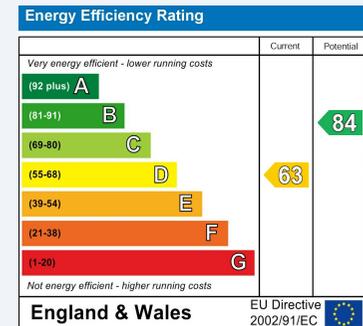
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

### HMRC Disclaimer - Bridlington

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



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