



65b Jewison Lane
Sewerby
YO15 1DX

GUIDE PRICE

£175,000

3 Bedroom First Floor Flat

■ **Ulllyotts** ■
EST 1891

01262 401401



Kitchen



3



1



1



Allocated
Parking



Gas Central Heating

65b Jewison Lane, Sewerby, YO15 1DX

A rare opportunity to acquire a first floor apartment which was built in 1997, but in recent months has been completely renovated to give a modern feel, having new kitchen and bathroom, floor coverings and décor. This beautifully presented property has a three bedroomed layout, substantial open plan lounge / diner, private parking, gas central heating and garden to the front of the building.

The property would be ideally suited to an executive person, retired or family seeking a spacious and well appointed apartment in a quiet location. Close to country/ seaside walks and village amenities.

The property is located in a matured residential complex on the northern outskirts of Bridlington by the Marton level crossings.

Sewerby Village is centred by Sewerby Hall and its grounds, cliff walking areas to Danes Dyke and Lime Kilns Bridlington with superb views over Bridlington Bay. The Old Ship Inn now forms the hub of the village, which has a conservation-listed Main Street. Sewerby has been regarded as a prime residential locality to many years being just offset yet within easy striking distance of Bridlington.



Dining Area



Living Area



Bathroom



Bedroom 1

Accommodation

GROUND FLOOR ENTRANCE

With radiator and stairs leading to the first floor.

FIRST FLOOR LANDING

With window to the rear elevation and doors to:

OPEN PLAN LOUNGE / DINER

21' 3" x 18' 9" (6.48m x 5.72m)

With two modern upright radiators, built-in modern electric colour changing fire with TV point above, French doors to roof space with balustrade, large window to the front elevation with views over the gardens. Door to the bathroom and opening into the kitchen area.

KITCHEN

12' 10" x 10' 15" (3.91m x 3.43m)

A super modern re-fitted kitchen with built-in appliances including wine cooler, dishwasher, washing machine, fridge freezer, oven, hob and extractor, work surface, splash back, asterite 1 1/2 bowl sink and mixer tap, storage cupboard housing wall mounted gas central

heating boiler, radiator, vinyl flooring, window to the front and side elevations and breakfast bar.

BEDROOM 1

11' 9" x 9' 3" (3.58m x 2.82m)

With window to the front elevation, radiator and ceiling spotlighting.

BEDROOM 2

9' 6" x 8' 4" (2.9m x 2.54m)

With window to the side elevation and radiator.

BEDROOM 3

10' 01" x 8' 3" (3.07m x 2.51m)

With window to the rear elevation and radiator.

BATHROOM

9' 7" x 6' 5" (2.92m x 1.96m)

With re-fitted modern suite, panelled bath, vanity wash hand basin with drawers, WC, shower cubicle with glass screen, thermostatic shower over, black fittings, wet wall to walls, ceiling spot lighting, vinyl tiled flooring, window to the rear elevation, radiator and heated towel ladder.



Bedroom 2

OUTSIDE

The garden to the front of the property is belonging to 65B Jewison Lane and to be maintained by 65B, there is also a parking space allocated for this property.

TENURE

This is a leasehold property. The property has a lease of 999 years from 2004. No service charge payable. Ground rent £5 per annum.

SERVICES

All mains services are available at the property.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 86 square metres.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

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 Ulyyotts.

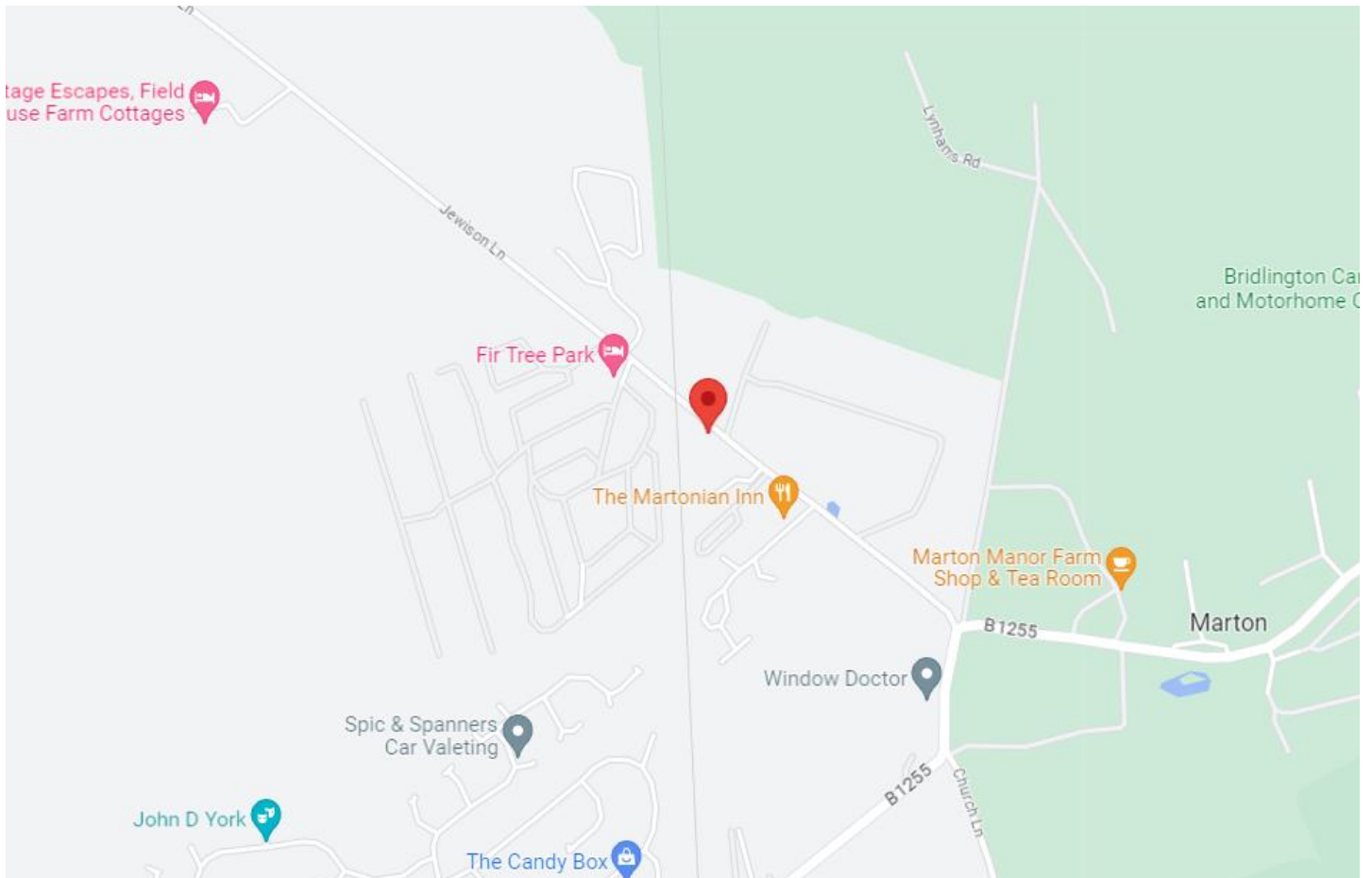


Bedroom 3

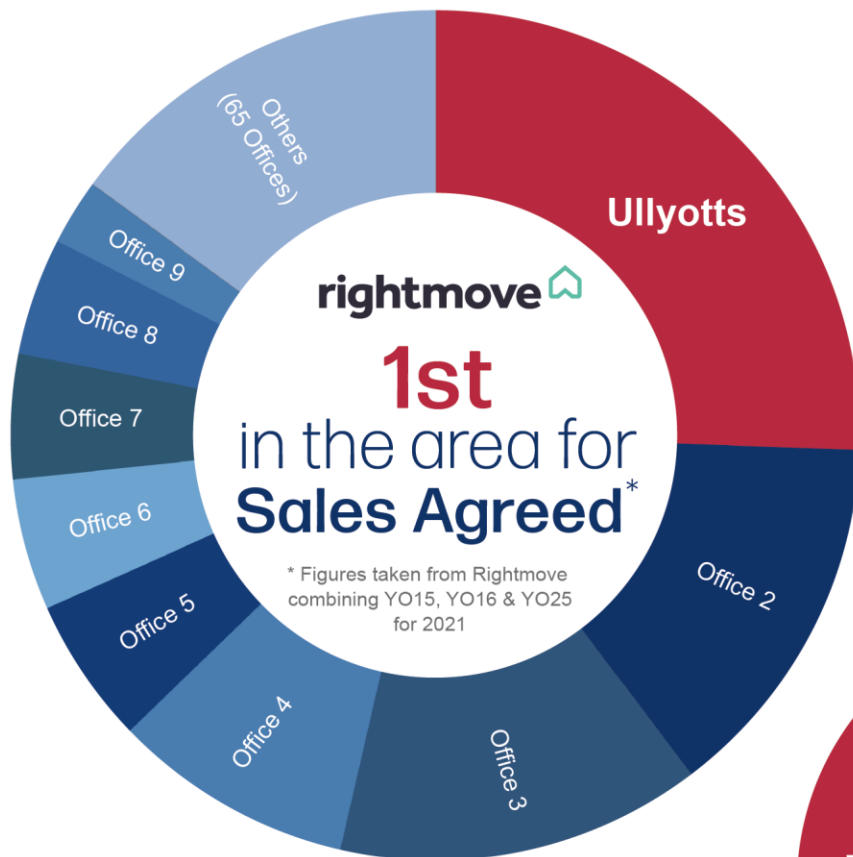


First Floor Landing

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



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