



13 Horseshoe Drive  
Sewerby  
YO15 1EN

ASKING PRICE OF

**£275,000**

2 Bedroom Semi-detached Bungalow With Potential Bedroom 3 in the Attic (subject to planning consents)

■ **Ulllyotts** ■  
EST 1891

01262 401401



View from the property



2



3



2



Off Road  
Parking



Gas Central Heating

### 13 Horseshoe Drive, Sewerby, YO15 1EN

A generously proportioned two bedroomed semi-detached dormer bungalow with potential bedroom 3 in the attic. This property is situated in a very desirable location on Sewerby Cliffe Top. This super bungalow benefits from an entrance porch, entrance hall, lounge / diner, kitchen, dining room, conservatory, utility, two bedrooms, one with en-suite, ground floor bathroom, inner hallway leading to the attic room. There is parking for several vehicles at the property, along with a rear patio garden. FABULOUS SEA VIEWS!!

SEA VIEWS, SEA VIEWS, SEA VIEWS. The property is set in a much sought after residential area particularly due to its presence with Sewerby Hall and grounds, Lime Kiln and Danes Dyke Cliffs with

access to the North Bay Beach and Cricket Club. 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.



Kitchen / Dining Room



Conservatory



Lounge



Dining Area

## Accommodation

### SIDE ENTRANCE PORCH

11' 2" x 2' 6" (3.4m x 0.76m)

Built from Upvc construction with sliding patio doors and Upvc door into the entrance hall.

### ENTRANCE HALL

20' 1" x 3' 1" (6.12m x 0.94m)

With laminate flooring, radiator and thermostat.

### STORAGE CUPBOARD

7' 7" x 3' 9" (2.31m x 1.14m)

With laminate flooring and light connected.

### LOUNGE / DINER

19' 4" x 18' 4" (5.89m x 5.59m)

With two windows to the front elevation, laminate flooring, three radiators, gas fire in situ, feature fireplace, this is an 'L' shaped room narrowing to 10'3. With panoramic views over Bridlington Bay.

### KITCHEN

10' 00" x 9' 9" (3.05m x 2.97m)

With a range of wall and base units, space for washer, fridge, fridge / freezer, range cooker, extractor over, splash back, tiled splash back, work surface over, ceramic sink and mixer tap and opening into the dining room.

### DINING ROOM

10' 7" x 9' 6" (3.23m x 2.9m)

With laminate flooring, coving and door to the conservatory, door to utility room / sun room.

### UTILITY ROOM / SUN ROOM

9' 6" x 4' 8" (2.9m x 1.42m)

With space for a tumble dryer, laminate flooring, SEA VIEWS, door to patio garden.

### CONSERVATORY

10' 8" x 9' 7" (3.25m x 2.92m)

With laminate flooring, radiator, French doors to the patio and SEA VIEWS.



Dining Room



Bedroom 1



Bedroom 2



Attic

### INNER HALLWAY

11' 7" x 3' 3" (3.53m x 0.99m)

With understairs cupboard, stairs leading off, laminate flooring, wall mounted gas central heating boiler and window to the rear elevation.

### GROUND FLOOR BATHROOM

12' 3" x 7' 6" (3.73m x 2.29m)

With panelled bath, pedestal wash hand basin, low level WC, cupboard housing hot water cylinder, laminate flooring, part tiled walls, extractor and window to the rear elevation.

### STAIRS TO FIRST FLOOR

### ATTIC ROOM

14' 9" x 11' 7" (4.5m x 3.53m)

With fabulous SEA VIEWS, eaves storage and drawers, laminate flooring and radiator. This room could potentially be bedroom 3 – subject to planning consents.

### OUTSIDE

There is a shallow walled frontage, plenty of parking to the front of the property, side gated access to the rear, block paved patio, two timber sheds and barbeque area. Panoramic SEA VIEWS.

### 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.

### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band E. 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 133 square metres.



Bathroom



Inner Hallway



Rear Elevation



Rear Elevation

### COUNCIL TAX BAND

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

### 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.

Regulated by RICS.






The stated EPC floor area, (which may exclude conservatories),  
is approximately 133 sq m



# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

-  **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
-  **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
-  **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
-  **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
-  **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations