

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	<b>58</b>
England & Wales <small>EU Directive 2002/91/EC</small>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales <small>EU Directive 2002/91/EC</small>	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01377 310077 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515

## 19, LimeKiln Lane, Bridlington, East Yorkshire, YO15 2LX Offers over £695,000

Spectacular Seaside Retreat with Timeless Charm

Introducing a coastal gem that transcends the ordinary. Nestled on the pristine shores of Bridlington's north beach, this distinctive property boasts breathtaking sea views that stretch towards the iconic Sewerby cliffs. Welcome to a lifestyle home like no other, where the spirit of the 1950s meets modern elegance. This is not just a house; it's a piece of living history.

Step into a world of architectural finesse with this 1950's modernist masterpiece. From the moment you lay eyes on this property, you'll be captivated by its unique charm and artistic character. The blend of timeless design and captivating vistas creates an unparalleled living experience that cannot be replicated.

This home has retained all the delightful features that are synonymous with the era. As you wander through its impeccably preserved interiors, you'll be greeted by:

- Large, sun-drenched windows that invite the sea views to pour in, creating a connection with nature that's unparalleled.
- Clean lines and geometric shapes, hallmarks of the modernist style, that seamlessly blend with contemporary comforts.
- An open-plan living and dining area, offering the perfect space for both family gatherings and intimate soirées.
- A charming fireplace that adds a touch of warmth and nostalgia to your evenings.
- A well-appointed kitchen with modern amenities, seamlessly integrated into the period design.



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Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633



### ENTRANCE HALL

Wooden glazed door to front aspect, floor to ceiling feature windows to front aspect, wood panelling, wooden flooring, radiator, open staircase to first floor mezzanine landing, window to kitchen/diner, access to ground floor bedrooms, bathroom and WC and power points.

### KITCHEN/DINER

20'0" x 16'4" (6.12 x 5.00)

Wooden glazed door to garden, double-glazed window to rear aspect, window to entrance hall, tiled floor, range of base units with roll top work surfaces, recessed shelving, integrated washing machine, stainless steel sink with mixer tap, gas hob, electric oven, extractor hood, wood panelling, wall-mounted gas fire with recessed shelving to side, built in table, telephone point and power points.

### BEDROOM ONE

12'11" x 11'7" (3.95 x 3.55)

Double-glazed window to front aspect, wooden flooring, fitted wardrobes, radiator and power points.

### BEDROOM TWO

12'0" x 9'1" (3.68 x 2.77)

Double-glazed window to rear aspect, wooden flooring, fitted wardrobes, radiator, telephone points and power points.

### BATHROOM

Double-glazed, opaque window to rear aspect, three-piece bathroom suite comprising panel enclosed bath with mixer taps and shower over, low flush WC and wash hand basin with pedestal and part-tiled walls.

### LOUNGE- MEZZANINE

19'1" x 16'5" (5.82 x 5.01)

Floor to ceiling double-glazed feature windows to front aspect with sea views, double-glazed window to rear aspect. wooden flooring, log burning stove with stone fireplace and shelving, radiator, tv point, fitted cupboard, access to bedroom and sun room/studio and power points.

### SUN ROOM/STUDIO

16'6" x 8'11" (5.03 x 2.74)

Double-glazed windows to front aspect, sliding doors to balcony, wooden flooring, radiator and power points.

### GARDEN

Extensive wrap-around garden laid to lawn with plant and shrub borders and mature trees, summerhouse, outside tap, lighting and side entrance.

### BEDROOM THREE

11'10" x 8'11" (3.62 x 2.72)

Double-glazed window to front aspect with sea views, wooden flooring, fitted wardrobes, radiator and power points.

### GARAGE

15'11" x 10'1" (4.86 x 3.09)

Up and over door, lighting and power points.

### STORE

3.83x2.62

A Storage room.

### PARKING

There is off road parking for two vehicles.

### TENURE

We understand that the property is Freehold.

### SERVICES

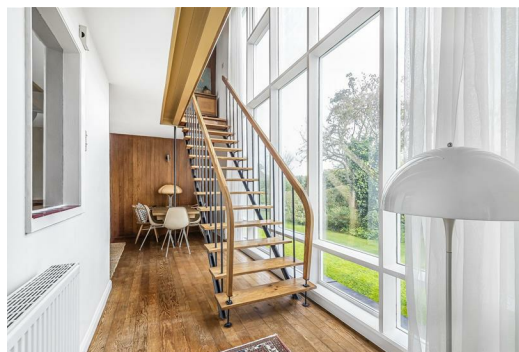
All mains services are connected.

### ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is D.

### COUNCIL TAX BAND

The council tax banding is E.



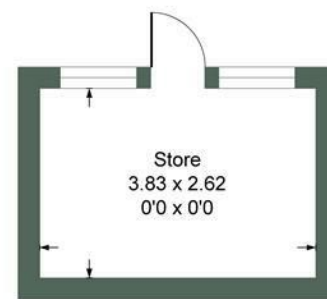
WG

## 19 Limekiln Lane, YO15

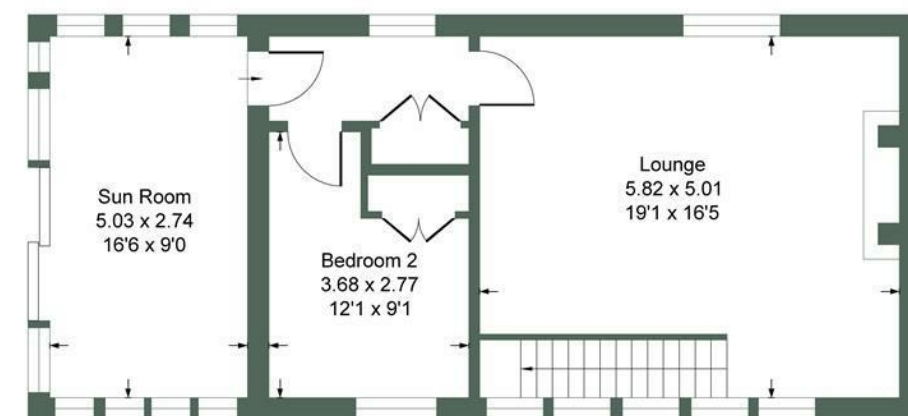
Approximate Gross Internal Floor Area = 145.2 sq m / 1563 sq ft

Outbuilding Area = 25.0 sq m / 269 sq ft

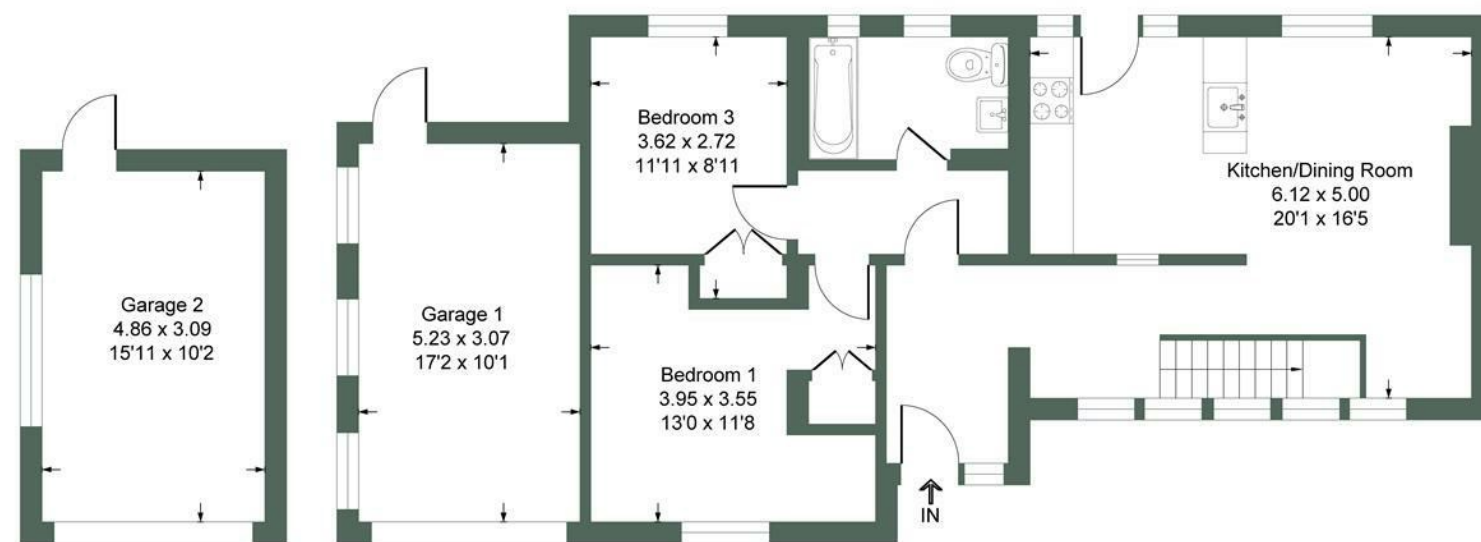
Total Area = 170.2 sq m / 1832 sq ft



Outbuilding



First Floor



Outbuilding

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.