



Lime Kiln Lane, Bridlington, YO15 2LX

Asking Price £530,000

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# Lime Kiln Lane, Bridlington, YO15 2LX

## Asking Price £530,000

BEAUTIFUL CLIFF VIEWS & A PRESTIGIOUS POSITION

This stunning property offers two entrances and sea views, blending functionality and style. Enter through the main front entrance into a bright, airy hallway that sets the tone for the home. The main lounge boasts a bay window framing beautiful sea views and a feature fireplace adding warmth and charm. At the rear, the second reception room serves as a cosy living space with an attached dining area. Skylights and patio doors flood the room with natural light and open to the private garden.

The modern kitchen features sage green cabinets, an integrated hob, oven, and dishwasher. Adjacent is a utility room providing extra storage and space for an American fridge/freezer. From here, you access the second front entrance and the integral garage.

A one-bedroom annexe offers another living space, including a lounge, double bedroom, walk-in wardrobe, and an en-suite shower room with a walk-in shower. The annexe also has direct access to the garden, making it private and convenient.

Upstairs, there are three additional bedrooms. Two are spacious doubles, with the master bedroom offering spectacular views. The third bedroom is a cosy single, also with beautiful views. A modern family bathroom with a four-piece suite and a separate W/C adds further convenience.

The outdoor space features a private wraparound garden with grass, patio areas, and a gravel section, accessible from both sides of the house. The garden is secluded and not overlooked, providing a tranquil retreat. At the front, there is ample off-road parking and an integral garage.

Located on the sought-after north side of Bridlington, this home offers stunning sea views and easy access to local amenities. Don't miss the chance to view this fantastic property – schedule a viewing today!













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(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>England &amp; Wales</b>	EU Directive 2002/91/EC		

**DISCLAIMER**

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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Ground Floor



Floor 1

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

1824.59 ft<sup>2</sup>

169.51 m<sup>2</sup>

Reduced headroom

6.24 ft<sup>2</sup>

0.58 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01262 674252 | Website: [www.hunters.com](http://www.hunters.com)

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