



BELT
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Beverley, St. Andrew, Danes View, Moor Road, Sewerby,

Price Guide £189,995



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Sewerby Bridlington, YO15 1DW

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A brand new detached holiday lodge set in a superb location at Bridlington Links Golf and leisure park. Yards from Bridlington Links magnificent driving range and within approx 500 yards of the main Bridlington Links Golf course and superb club house, restaurant and gymnasium.

The lodge has an 12 month holiday licence. The property is held on licence. The buyer is not acquiring any interest in the land.

Owners of the lodges are entitled to free Golf and Gym memberships.

The lodge comprises: utility, spacious open plan lounge/diner/kitchen, two double bedrooms, one modern en-suite and modern bathroom. Exterior: decked patio area. Upvc double glazing and gas central heating.

Entrance:

Composite door leads into:

Utility:

6'2" x 5'8" (1.88m x 1.73m)

Fitted with units, stainless steel sink unit, plumbing for washing machine, gas combi boiler and central heating radiator.

Open plan lounge/dining/kitchen:

21'4" x 19'4" (6.52m x 5.91m)

Lounge/diner:

A spacious front facing room, electric fire in a modern surround, six upvc double glazed windows, three central heating radiators and upvc double glazed french doors onto the outer decked patio.

Kitchen:

Fitted with a range of modern base and wall units, central island, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Integrated fridge, freezer, dishwasher and microwave. Upvc double glazed window and central heating radiator.

Bedroom:

14'1" x 9'5" (4.31m x 2.89m)

A side facing double room, built in modern wardrobes, drawers, dresser and cupboards. Two upvc double glazed windows and central heating radiator.

En-suite:

8'9" x 3'5" (2.69m x 1.05m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Extractor, upvc double glazed window and chrome ladder radiator.

Bedroom:

11'1" x 9'5" (3.38m x 2.89m)

A side facing double room, built in modern wardrobes, drawers, dresser and cupboards. upvc double glazed window and central heating radiator.

Bathroom:

8'4" x 6'2" (2.56m x 1.88m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the lodge is a outer decked patio area.

Notes:

The plot is held on a tenure license of 99 years and the lodges can be used for holiday use 52 weeks of the year.

The site fees are payable each year and include water, refuse and grounds maintenance.

Included in a brand new lodge:

Site fees paid for until 1st Jan 2025.

Private, fully enclosed timber decking.

First 12 months broadband.

Includes 1 year gas certificate.

3 year electrical certificate.

And for as long as you own the lodge;

2 Full Gym & Golf annual memberships.

10% off food in the clubhouse.

for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact Beverley 07835353588 where she will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank. To reserve the lodge a deposit of £5000 is required. The sale and purchase agreement will be done at the Bridlington Links Golf & Leisure estate.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended



Road Map

Hybrid Map

Terrain Map



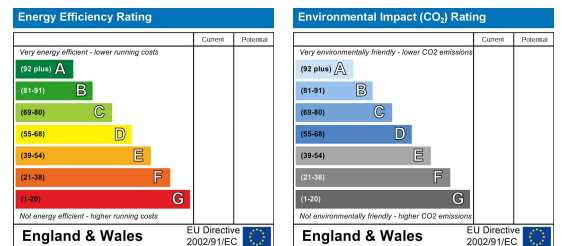
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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