



BELT
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23 Lime Kiln Lane, Bridlington, YO15 2LX

Price Guide £550,000



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A rare opportunity to acquire a four-bedroom detached house with stunning sea views over the north bay. The property has been extensively modernised and extended by the current owner with ground floor self-contained accommodation. Ideal for multi-generational, holiday let or Air BnB. Situated in a prime location, yards away from the north beach, cliff top walks, sewerby village and along the promenade to the town centre.

The property comprises: Ground floor: wc, lounge, sitting room, dining room, modern kitchen, utility/kitchenette, lounge, one double bedroom and modern en-suite. First floor: three bedrooms, modern bathroom and separate wc. Exterior: good size private gardens, private driveway with ample parking and garage. UPVC double glazing and gas central heating.

Entrance:

UPVC double glazed door into a spacious inner hall, UPVC double glazed window and central heating radiator.

Wc:

8'5" x 4'3" (2.59m x 1.31m)

WC, wash hand basin with vanity unit, extractor and central heating radiator.

Lounge:

13'10" x 12'4" (4.22m x 3.76m)

A front-facing room with stunning views over the north bay, gas fire, marble inset and wood surround. UPVC double glazed bay window, central heating radiator, built-in cupboards and shelves.

Sitting room:

11'10" x 11'9" (3.61m x 3.60m)

A rear-facing room, gas fire, marble inset and wood surround. Central heating radiator and archway into:

Dining room:

10'9" x 8'6" (3.29m x 2.61m)

Overlooking the garden, two UPVC double glazed windows, two velux windows, vertical radiator and french doors.

Kitchen:

10'9" x 9'7" (3.29m x 2.93m)

A quality fitted kitchen with a range of modern base and wall units, composite sink unit, Hotpoint electric double oven, Smeg gas hob with extractor over. Integrated dishwasher, UPVC double glazed window and central heating radiator.

Annexe:

Entrance:

The annexe can be accessed from the main house off the kitchen or with its own private front door.

Utility/kitchenette:

16'2" x 4'9" (4.95m x 1.46m)

Currently used as a utility room but could be used as a kitchen for the annexe. Fitted with a range of quality base and wall units, space for a fridge/freezer, velux window, central heating radiator and courtesy door into the garage.

Lounge:

13'10" x 11'6" (4.22m x 3.53m)

A rear-facing room overlooking the garden, UPVC double glazed window, central heating radiator and UPVC double glazed door.

Bedroom:

12'10" x 11'7" (3.93m x 3.54m)

A rear-facing double room, UPVC double glazed window and central heating radiator.

Dressing area:

6'6" x 4'0" (2.00m x 1.23m)

Fitted with hanging space.

En-suite:

6'6" x 5'5" (2.00m x 1.67m)

Comprises a modern suite, shower cubicle with plumbed-in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, UPVC double glazed window and stainless steel ladder radiator.

First floor:

UPVC double glazed window and central heating radiator.

Bedroom:

14'1" x 12'1" (4.31m x 3.69m)

A front-facing double room with stunning views over the north bay, built-in wardrobe, UPVC double glazed bay window and central heating radiator.

Bedroom:

11'10" x 11'10" (3.63m x 3.62m)

A rear-facing double room, built-in wardrobe, UPVC double glazed window and central heating radiator.

Bedroom:

9'9" x 8'2" (2.99m x 2.51m)

A front facing single room with stunning views over the north bay, built in wardrobe, upvc double glazed window and central heating radiator.

Bathroom:

9'9" x 5'11" (2.98m x 1.81m)

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

Wc:

4'9" x 2'8" (1.46m x 0.83m)

Wc, wash hand basin with vanity unit, part wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a walled garden area with lawn and borders of shrubs and bushes. Block paved driveway with ample parking leading to the garage. Gated access to both sides of the property onto the gardens.

Garden:

To the rear and side of the property is a good size fenced private garden. Paved patio areas, gazebo, lawn, pebbled area and established borders of shrubs and bushes. Two outside power points and two water points.

Garage:

19'1" x 12'0" (5.82m x 3.67m)

Electric roller door, upvc double glazed window gas combi boiler, power, lighting. Utility area fitted with cupboards, plumbing for washing machine and space for a tumble dryer.

Notes:

Council tax band: D

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:

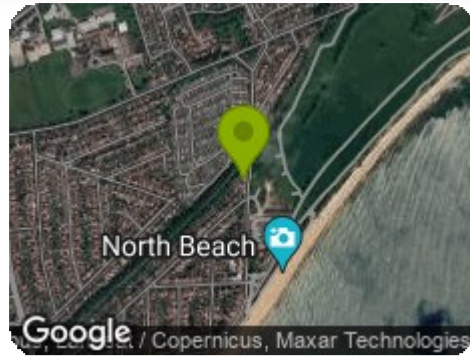
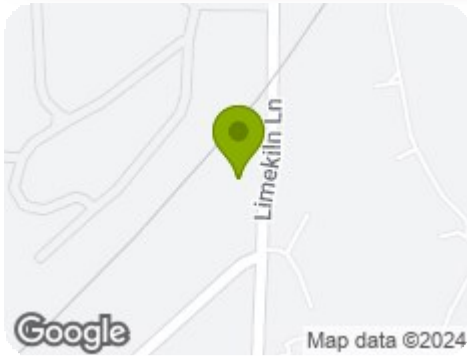
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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 our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



Floor Plan

Ground Floor

Floor 1

Approximate total area⁽¹⁾

1867.88 ft²
173.53 m²

Reduced headroom

6.58 ft²
0.61 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

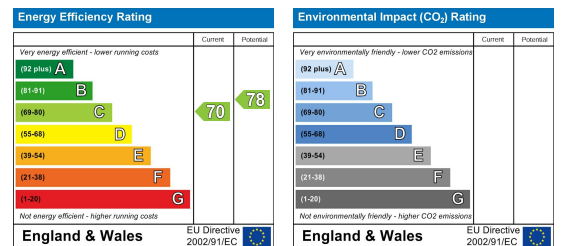
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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