



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltsestateagents.co.uk

www.beltsestateagents.co.uk



9 Sheeprake Lane, Sewerby, Bridlington, YO15 1DT

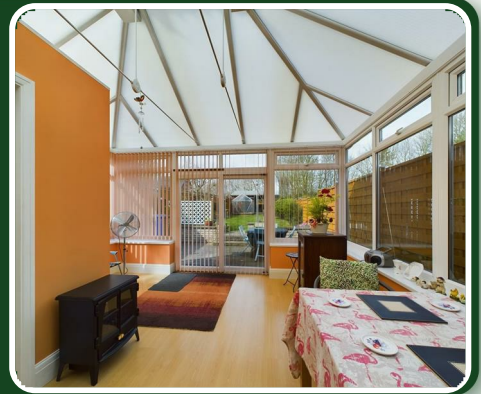
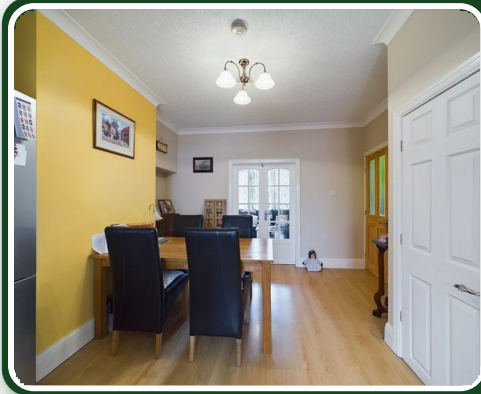
Price Guide £230,000



9 Sheeprake Lane

Sewerby Bridlington, YO15 1DT

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A well presented two bedroom semi-detached house situated on the outskirts of Sewerby village opposite the grounds to Marton Hall. Just a short walk away is Sewerby Village with the fabulous Hall, gardens, zoo, coastal walks and Bridlington Links Golf Course. Approximately a mile away from local shop, supermarket and local schools. Ideal for a holiday home or permanent residence.

The property comprises: Ground floor: lounge, dining room, kitchen, good size upvc conservatory and wc. First floor: two double bedrooms and bathroom. Exterior: private driveway with ample parking and good size private established rear garden. Upvc double glazing and gas central heating.

Entrance:

Upvc double door into outer porch, tiled floor. Upvc double glazed door into inner hall, central heating radiator.

Lounge:

12'3" x 11'3" (3.74m x 3.45m)

A front facing room, marble fire place, upvc double glazed window, central heating radiator and double doors into:

Dining room:

12'0" x 10'7" (3.67m x 3.25m)

A rear facing room, two understairs storage cupboards one housing gas combi boiler, central heating radiator and archway into:

Kitchen:

15'10" x 7'5" (4.83m x 2.28m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for dishwasher and washing machine. Upvc double glazed window, central heating radiator and upvc double glazed patio doors into:

Upvc conservatory:

13'3" x 12'4" (4.04m x 3.77m)

A spacious room overlooking the garden, patio doors.

Wc:

6'5" x 3'10" (1.97m x 1.18m)

Wc, wash hand basin with vanity unit, full wall tiled, upvc double glazed window and chrome ladder radiator.

First floor:

Two upvc double glazed windows, central heating radiator and glimpse sea view.

Bedroom:

11'1" x 10'3" (3.40m x 3.13m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

12'2" x 10'4" (3.71m x 3.15m)

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

Bathroom:

7'11" x 5'1" (2.42m x 1.55m)

Comprises bath with plumbed in shower over and shower attachment. Wc, wash hand basin with vanity unit, full wall tiled, extractor, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a blocked paved driveway with ample parking.

Garden:

To the rear facing of the property is a good size private established garden. Paved patio to lawn, borders of shrubs and bushes, vegetable plot, green house, large summer house and water point.

Notes

Council tax band: B

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



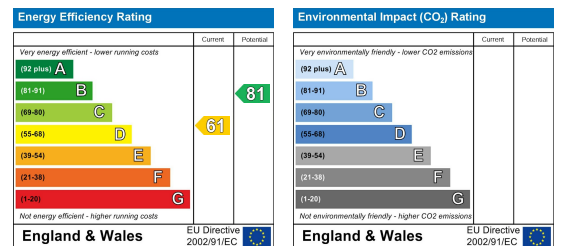
Floor Plan



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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