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## 19 Sewerby Park Close, Sewerby, YO15 1EE

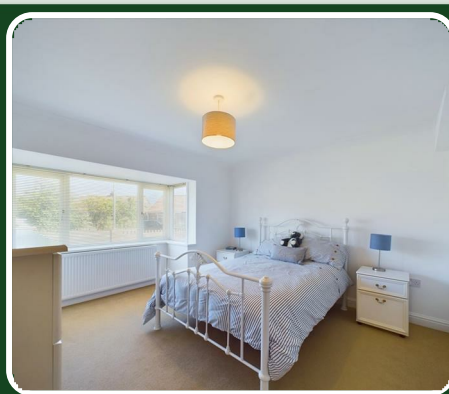
Price Guide £229,950



# 19 Sewerby Park Close

Sewerby, YO15 1EE

## Price Guide £229,950



Nestled in the charming Sewerby Park Close, a delightful semi-detached dormer bungalow.

Situated in the picturesque Sewerby village within close proximity to the historic Sewerby Hall, beautiful gardens, and zoo. Additionally, the beach and cliff top walks are just a stone's throw away, offering endless opportunities for leisurely strolls and enjoying the fresh sea breeze.

This bungalow is light and airy, creating a welcoming atmosphere that is sure to make you feel right at home and is in a good ready to move in condition.

The property comprises: Ground floor: lounge, modern kitchen/diner, upvc conservatory, one double bedroom and modern en-suite. First floor: two further bedrooms and modern bathroom. Exterior: low maintenance garden, private parking and garage.

The absence of an ongoing chain ensures a smooth and hassle-free buying process, allowing you to make this bungalow your home without delay.

### Entrance:

Upvc double glazed door into inner hall, built in storage cupboards.

### Lounge:

16'7" x 10'6" (5.06m x 3.21m)

A side facing room, upvc double glazed window, central heating radiator and staircase to first floor. Archway into the kitchen/diner.

### Kitchen/diner:

16'0" x 8'1" (4.90m x 2.48m)

A rear facing room, fitted with a range of modern base and wall units, inset stainless steel sink unit, electric oven, gas hob with extractor over. Integrated fridge, freezer and

washing machine. Part wall tiled, upvc double glazed window and upvc double glazed patio doors into the conservatory.

### Upvc conservatory:

9'0" x 8'11" (2.76m x 2.74m)

Over looking the garden, central heating radiator.

### Bedroom:

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

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

### En-suite:

4'7" x 4'6" (1.40m x 1.39m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, full wall tiled, floor tiled and extractor.

### First floor:

#### Bedroom:

11'5" x 7'1" (3.50m x 2.17m)

A rear facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

#### Bedroom:

8'11" x 6'9" (2.74m x 2.06m)

A front facing single room, built in storage cupboard, upvc double glazed window and central heating radiator.

### **Bathroom:**

9'4" x 4'8" (2.87m x 1.43m)

Comprises bath, wc, wash hand basin, part wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

### **Exterior:**

To the front of the property is a pebbled and block paved parking area. To the side of the property is a block paved shared driveway leading to the garage.

### **Garden:**

To the rear of the property is a low maintenance block paved garden with pebbled borders. A shed and courtsey door into the garage.

### **Garage:**

Up and over door, power and lighting.

### **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:**

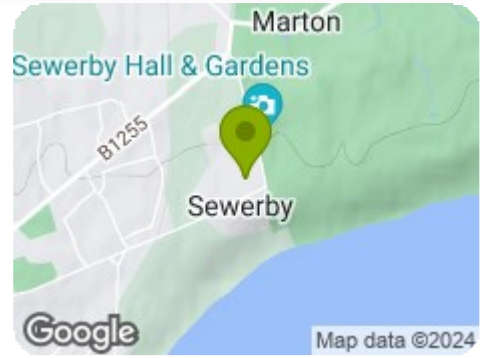
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



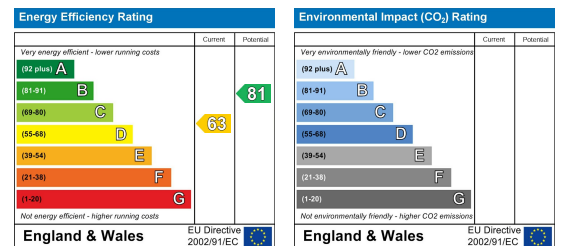
## Floor Plan



## 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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