



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



Cherry Tree Cottage, 65 Jewison Lane, Bridlington, YO15 1DX

Price Guide £140,000



naea | propertymark
PROTECTED

Cherry Tree Cottage, 65 Jewison Lane

Bridlington, YO15 1DX

Price Guide £140,000



A one bedroom freehold holiday home with 12 month occupancy.

Situated within the Orchard Court development on Jewison Lane. Close to Sewerby village and convenient for local facilities, restaurants, Sewerby Park and gardens, Bridlington Links golf club and access to cliff top walks.

This delightful property boasts a cosy reception room, perfect for relaxing after a long day, one lovely bedroom for a peaceful night's sleep, and a modern bathroom for your convenience. The property is tastefully modernised throughout

Outside, you will find communal gardens where you can relax and enjoy the outdoors, as well as your own private car parking space for added convenience. Whether you are looking for a tranquil retreat or a holiday home, this cottage on Jewison Lane offers a wonderful opportunity.

Entrance:

Upvc door into inner hall, central heating radiator.

Lounge/diner:

16'2" x 11'5" (4.94m x 3.48m)

A spacious double aspect room, electric fire with wood surround, upvc double glazed bay window, two central heating radiators and upvc double glazed french doors onto the garden.

Kitchen:

8'10" x 5'8" (2.71m x 1.74m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with

stainless steel extractor over. Full wall tiled, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

12'2" x 10'1" (3.72m x 3.08m)

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

Bathroom:

7'3" x 6'8" (2.22m x 2.04m)

Comprises large shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, floor tiled, built in storage cupboard housing gas boiler, upvc double glazed window and central heating radiator.

Exterior:

Communal gardens.

Notes:

The property is freehold and has 12 month occupancy. Council tax band: A

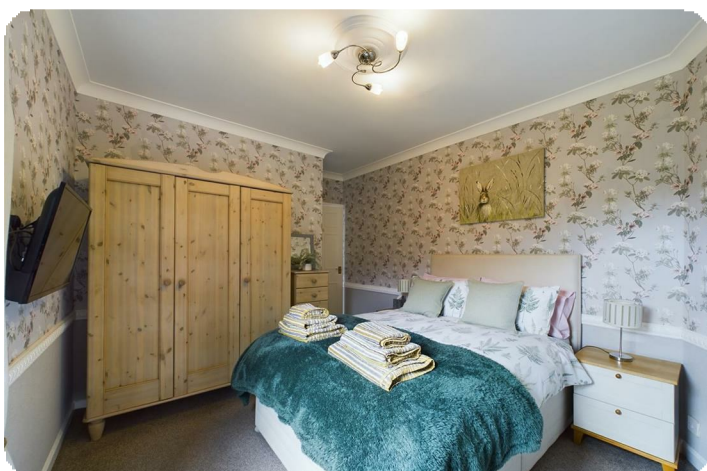
Purchase procedure

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.



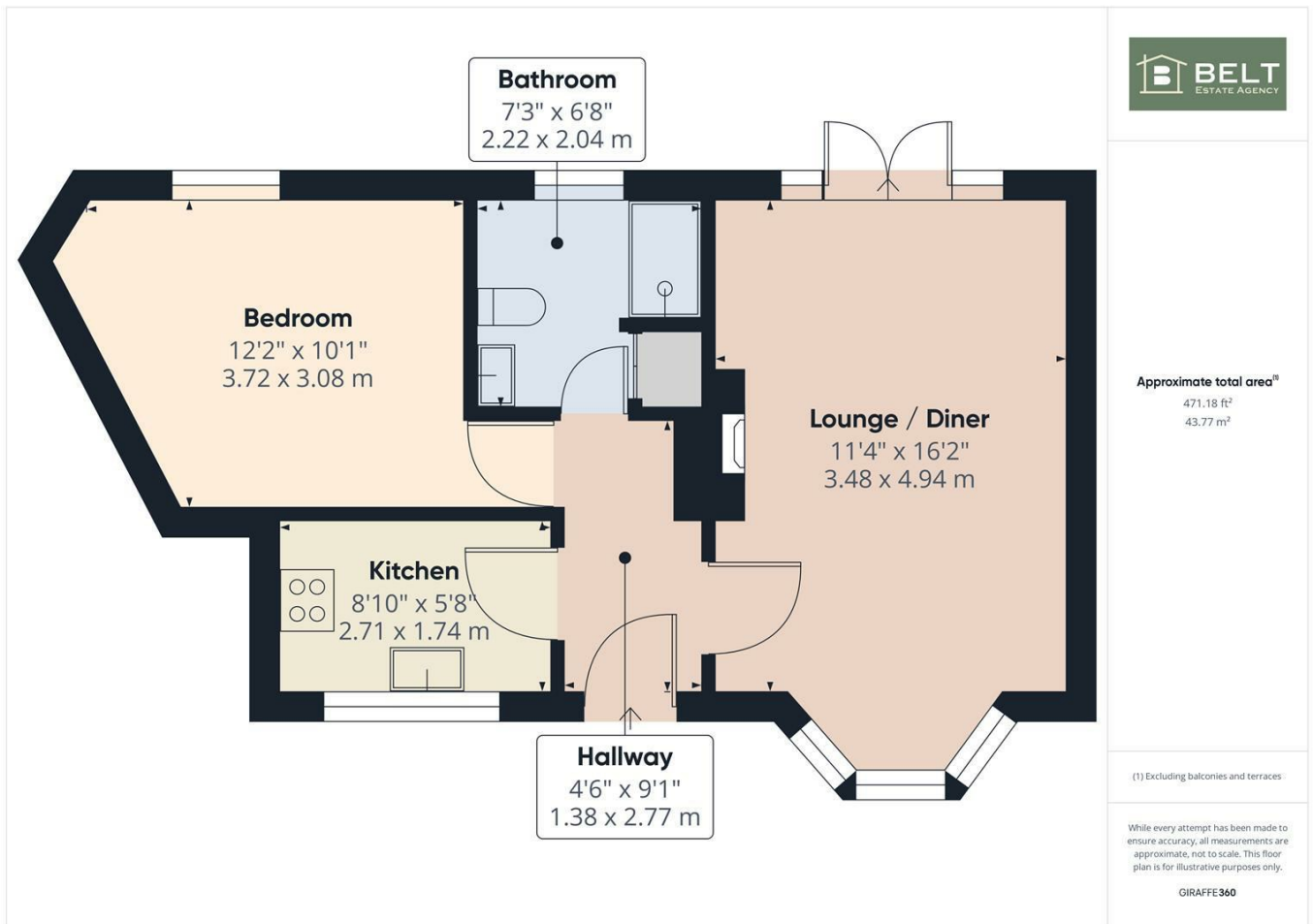
Road Map

Hybrid Map

Terrain Map



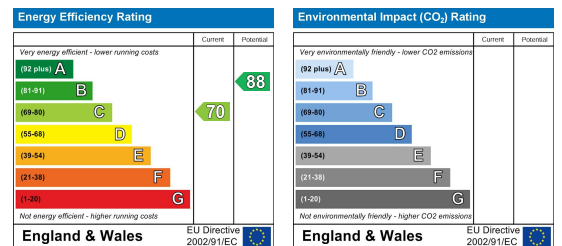
Floor Plan



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.



www.beltstateagents.co.uk

