



BELT
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Lynwood, Flamborough Road, Sewerby, YO15 1DU

Offers Over £525,000



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A commanding detached house set in extensive grounds nestling between Sewerby and Flamborough village. This unique property has been refurbished and extended by the current owners. The extension provides spacious living accommodation with ample space for a large family or even multi-generational living and the adaptation to be disability accessible, making it a rare find in the market.

The property comprises: Ground floor: modern kitchen/diner, utility, lounge, dining room, games room, two double bedrooms and two en-suite bathrooms. First floor: four double bedrooms and house bathroom. Exterior: electric gated access to a extensive driveway, ample private parking for several vehicles, large private gardens and double garage. UPVC double glazing, gas central heating and ground floor under floor heating.

Entrance:

Upvc double doors into a spacious inner hall, underfloor heating and deep built in cloak cupboard.

Kitchen/diner:

19'0" x 11'10" (5.80m x 3.62m)

Fitted with a range of modern base and wall units, solid wood worktops, Belfast sink unit, undercupboard lighting, stainless steel extractor, two upvc double glazed windows and underfloor heating.

Utility:

12'0" x 5'2" (3.66m x 1.58m)

Fitted with modern base and wall units, solid wood worktops, plumbing for washing machine, upvc double glazed window, underfloor heating and upvc double glazed stable door onto the rear garden.

Lounge:

16'9" x 11'10" (5.12m x 3.61m)

A front facing room, modern electric wall mounted fire, upvc double glazed bay window and underfloor heating.

Dining room:

15'6" x 11'10" (4.74m x 3.63m)

A rear facing room, two upvc double glazed windows and underfloor heating.

Inner hall:

Underfloor heating and large built in storage cupboard.

Games room:

14'4" x 11'8" (4.39m x 3.58m)

A rear facing room, upvc double glazed window, underfloor heating and upvc double glazed door onto the rear garden.

Bedroom:

17'1" x 11'8" (5.23m x 3.57m)

A front facing double room, built in wardrobes and drawers. Upvc double glazed bay window and underfloor heating.

En-suite:

13'3" x 11'8" (4.06m x 3.57m)

Comprises bath, plumbed in shower, wc and wash hand basin in a vanity unit. Full wall tiled, underfloor heating, chrome ladder radiator, extractor and upvc double glazed window.

Bedroom:

11'8" x 7'6" (3.58m x 2.30m)

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

En-suite:

6'5" x 6'1" (1.97m x 1.87m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, underfloor heating, extractor and upvc double glazed window.

First floor:

Built in storage cupboard.

Bedroom:

11'10" x 11'0" (3.63m x 3.37m)

A rear facing double room, upvc double glazed window, central heating radiator and access into two large storage areas in the eaves (one housing hot water store and CCTV).

Bedroom:

11'9" x 10'7" (3.60m x 3.25m)

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

Bedroom:

12'10" x 8'5" (3.93m x 2.58m)

A rear facing double room, upvc double glazed window, central heating radiator and access into a large storage area in the eaves.

Bedroom:

12'5" x 11'10" (3.79m x 3.62m)

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

Bathroom:

10'3" x 6'5" (3.13m x 1.96m)

Comprises bath with shower attachment, wc and double wash hand basins in a vanity unit. Part wall tiled, extractor, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is secure electric gated access to a private extensive driveway leading to ample parking for several vehicles. Large private meadow garden with hedged borders and a summer house.

To the rear of the property is a further low maintenance garden area with a home office/studio.

Double garage:

Detached brick built garage, electric door, power and lighting.

Notes:

Council tax band: E

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

- Games Room: 11'8" x 14'5" (3.58 x 4.39 m)
- En-suite: 6'1" x 6'5" (1.87 x 1.97 m)
- Bedroom: 11'9" x 7'9" (3.58 x 2.30 m)
- Utility Room: 11'11" x 5'2" (3.66 x 1.58 m)
- Hallway: 7'11" x 2'6" (2.44 x 0.78 m)
- Hallway: 6'10" x 4'3" (2.09 x 1.31 m)
- Dining Room: 11'10" x 15'6" (3.65 x 4.74 m)
- Kitchen / Diner: 11'10" x 19'9" (3.62 x 5.80 m)
- En-suite: 11'2" x 13'3" (3.57 x 4.06 m)
- Bedroom: 11'8" x 17'1" (3.57 x 5.23 m)
- Lounge: 11'10" x 16'9" (3.61 x 5.12 m)
- Hallway: 6'8" x 16'4" (2.06 x 4.99 m)

Floor 1

- Storage: 12'0" x 22'0" (3.67 x 6.71 m)
- Bedroom: 8'5" x 12'10" (2.58 x 3.93 m)
- Landing: 3'1" x 5'9" (0.95 x 1.77 m)
- Bathroom: 10'3" x 6'4" (3.13 x 1.96 m)
- Bedroom: 11'10" x 11'0" (3.63 x 3.37 m)
- Storage: 5'7" x 10'3" (1.71 x 3.14 m)
- Landing: 6'9" x 10'8" (2.06 x 3.26 m)
- Bedroom: 11'9" x 10'8" (3.60 x 3.25 m)
- Bedroom: 11'10" x 12'2" (3.62 x 3.79 m)

Approximate total area⁽¹⁾
2561.88 ft²
238.01 m²

Reduced headroom
252.57 ft²
23.46 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

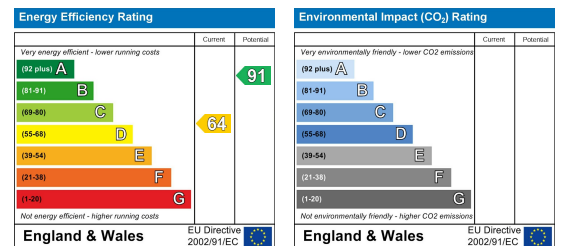
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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