



BELT
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177 Sewerby Road, Bridlington, YO16 7DX

Price Guide £199,950



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Welcome to Sewerby Road, Bridlington, a two-bedroom detached bungalow.

While the property is in need of some modernisation, this presents a fantastic chance for the new owners to put their stamp on the place and create a home tailored to their tastes.

Situated in a sought after location, offering easy access to the north foreshore, cliff-top walks, Sewerby village, parks, local shops, and bus service routes. Whether you enjoy leisurely strolls along the coast or prefer the convenience of nearby amenities, this property caters to all.

The property comprises: Lounge, kitchen, two double bedrooms and bathroom. Exterior: gardens and private driveway for parking. Upvc double glazing and gas central heating.

With no ongoing chain, the process of making this bungalow your own is made even smoother

Entrance:

Upvc double glazed patio door into outer porch. Door into inner hall, built in storage cupboards and central heating radiator.

Lounge:

14'9" x 12'7" (4.50m x 3.84m)

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

Kitchen:

10'5" x 7'7" (3.20m x 2.33m)

Fitted with a range of base and wall units, stainless steel

sink unit, plumbing for washing machine, part wall tiled, two upvc double glazed windows, central heating radiator and upvc double glazed door into the rear porch.

Porch:

Upvc double glazed windows and upvc double glazed door onto the garden.

Bedroom:

11'1" x 9'7" (3.38m x 2.94m)

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

Bedroom:

9'10" x 9'9" (3.00m x 2.99m)

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

Bathroom:

6'7" x 5'5" (2.02m x 1.66m)

Comprises bath with plumbed in shower over, wc, wash hand basin, part wall tiled, upvc double glazed window and ladder radiator.

Exterior:

To the front of the property is a walled garden. To the side elevation is a private driveway for parking.

Garden:

To the rear of the property is a fenced low maintenance garden.

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.



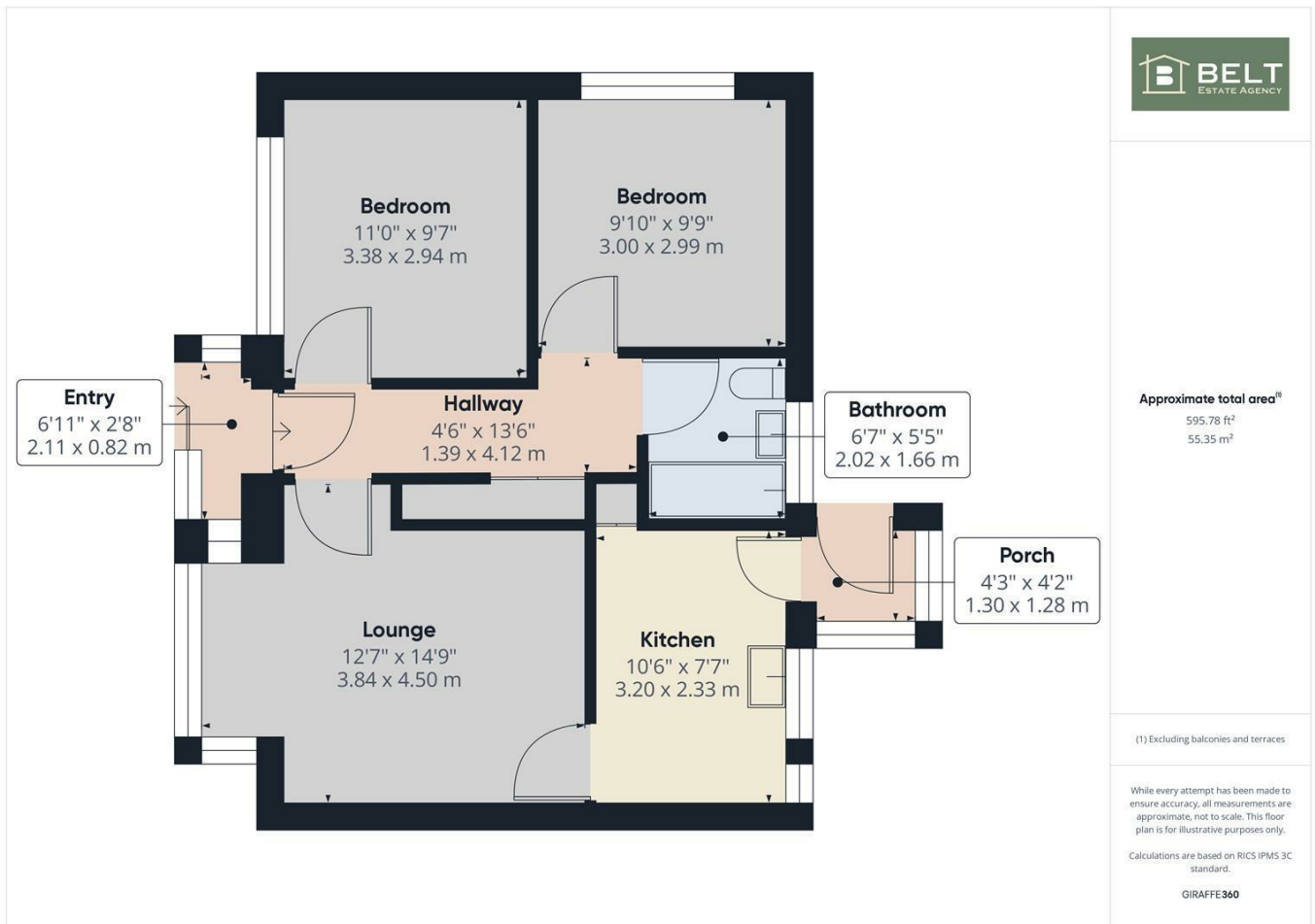
Road Map

Hybrid Map

Terrain Map



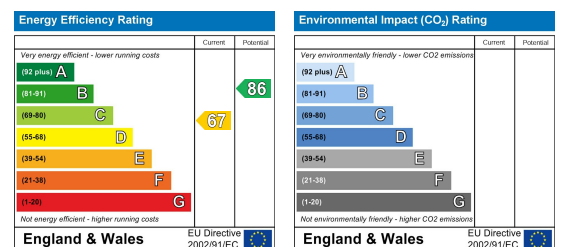
Floor Plan



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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