



17a Lime Kiln Lane, Bridlington, YO15 2LX

Price Guide £545,000



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Welcome to the desirable area of Lime Kiln Lane, Bridlington, this detached house offers an exceptional opportunity for family living by the sea. Just a stone's throw from the picturesque north beach, this property boasts stunning sea views that can be enjoyed from various vantage points within the home.

The property has four generously sized bedrooms, this residence provides ample space for a growing family or those who enjoy hosting guests. The three reception rooms offer versatility, whether you wish to create a family lounge, a formal dining area, or a bright study. The bathrooms ensure convenience.

The property is designed for comfort and spaciousness.

Close to cliff-top walks and the charming village of Sewerby nearby. A leisurely stroll along the promenade will lead you to the town centre, where you can explore a variety of shops, cafes, and local attractions.

This home is not just a property; it is a lifestyle choice, offering the perfect blend of coastal living and family-friendly amenities. Don't miss the chance to make this stunning house your new home.

Entrance:

Door into a spacious inner hall, understairs storage cupboard and central heating radiator.

Lounge:

15'10" x 13'5" (4.84m x 4.11m)

A spacious front facing room, gas fire in a feature brick surround, upvc double glazed window with sea view, central heating radiator and archway into the dining room.

Dining room:

13'5" x 10'8" (4.10m x 3.26m)

A spacious rear facing room, central heating radiator and upvc double glazed patio doors onto the rear garden.

Kitchen:

13'2" x 9'6" (4.03m x 2.91m)

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

electric oven, gas hob with extractor over. Part wall tiled, space for fridge/freezer, upvc double glazed window and central heating radiator.

Utility:

10'8" x 6'6" (3.27m x 1.99m)

Fitted with base and wall units, Belfast sink unit, gas boiler, double glazed window and central heating radiator.

Wc:

6'4" x 3'9" (1.94m x 1.16m)

Wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Sun room:

12'1" x 9'0" (3.69m x 2.76m)

Over looking the garden, double glazed window and patio doors onto the rear garden.

First floor:

A galleried landing, built in storage cupboard housing hot water store, upvc double glazed window with stunning sea views and central heating radiator.

Bedroom:

13'5" x 12'10" (4.09m x 3.93m)

A front facing double room, upvc double glazed window with stunning sea views and central heating radiator.

En-suite:

6'8" x 5'11" (2.04m x 1.82m)

Comprises bath, wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Bedroom:

14'7" x 10'8" (4.46m x 3.26m)

A front facing double room, upvc double glazed window with stunning sea views and central heating radiator.

Bedroom:

10'11" x 7'1" (3.35m x 2.18m)

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

Bedroom:

10'11" x 10'7" (3.33m x 3.25m)

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

Bathroom:

9'8" x 7'5" (2.97m x 2.27m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, double glazed window and central heating radiator.

Exterior:

To the front of the property is a fenced garden area. To the side elevation is a private driveway with space for five cars.

Garden:

To the rear of the property is a good size garden, paved patio, lawn with established borders of hedges, variety of trees, shrubs bushes and fish pond.

Garage:

Up and over door, power and lighting.

Notes:

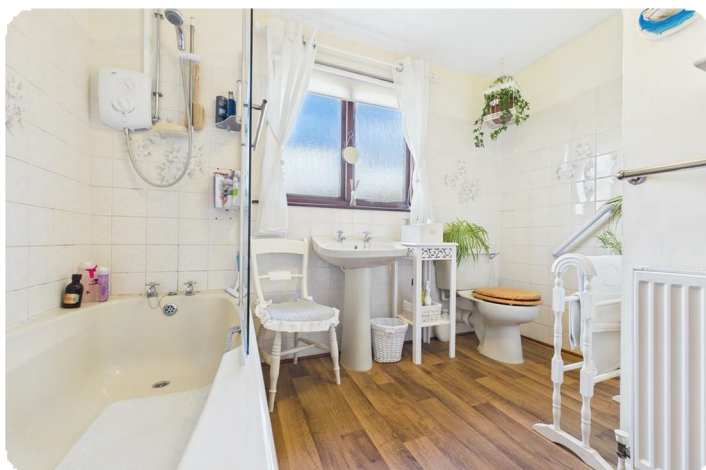
Council tax band: B

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:

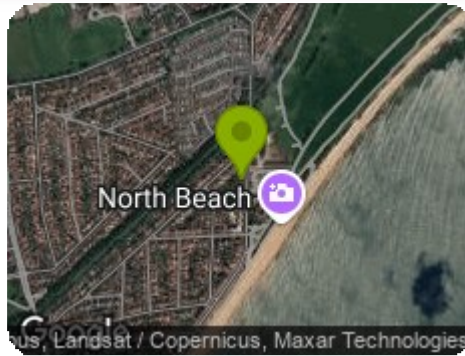
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



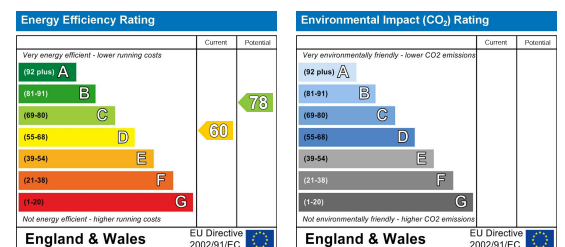
Floor Plan



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



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