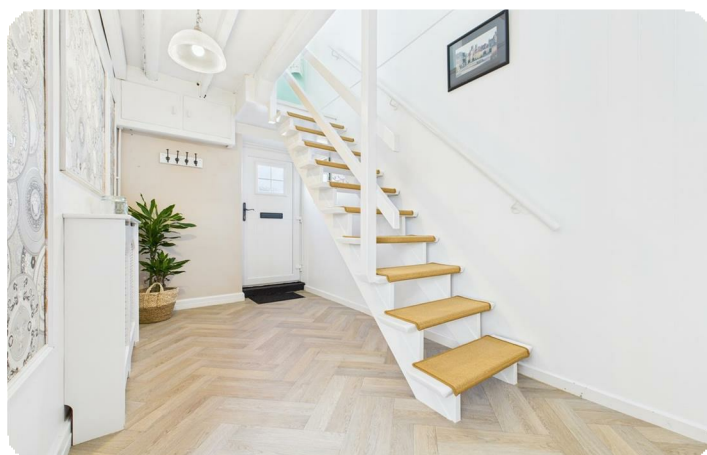




Lilly's Cottage, 8 Main Street, Sewerby, YO15 1EQ

Price Guide £289,950



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Welcome to the heart of the picturesque village of Sewerby, a beautifully upgraded mid-terraced cottage on Main Street.

The property features two inviting reception rooms, perfect for entertaining or relaxing, alongside a country style kitchen, two well-proportioned bedrooms and a contemporary bathroom.

Currently operating as a successful holiday let, this cottage presents an excellent opportunity for those seeking a lucrative investment or a serene permanent residence. The property is conveniently located near stunning cliff-top walks and the renowned Sewerby Hall and Park, making it an ideal retreat for nature lovers and families.

In addition to its charming interiors, the cottage boasts private parking for two vehicles, including a garage, ensuring convenience for residents and guests.

This property truly must be viewed to appreciate its full potential and the lifestyle it offers.

Whether you are looking for a holiday home or a place to settle down, this cottage is a rare find in a sought-after location.

Entrance:

Upvc double glazed door into a spacious inner hall, exposed beams and central heating radiator.

Lounge:

14'8" x 11'5" (4.48m x 3.50m)

A front facing room, inset wood burning stove, exposed beams, upvc double glazed window, central heating radiator and single glazed window into the conservatory.

Kitchen:

11'8" x 8'2" (3.58m x 2.49m)

Fitted with a range of base and wall units, Belfast sink unit, integrated fridge/freezer, plumbing for washing machine and dishwasher. Pantry, granite worktops, gas boiler, upvc double glazed window and single window into the conservatory.

Conservatory:

10'11" x 9'0" (3.33m x 2.76m)

Over looking the garden, tiled floor, upvc double glazed french doors.

First floor:

A spacious landing, upvc double glazed window and built in storage cupboard.

Bedroom:

10'11" x 9'3" (3.35m x 2.82m)

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

Bedroom:

9'6" x 6'1" (2.92m x 1.87m)

A front facing single room, exposed beam, built in wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

6'11" x 6'7" (2.12m x 2.02m)

Comprises "P" shaped bath with electric shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and chrome ladder radiator.

Garden:

To the rear of the property is a private garden, patio area, well established borders of hedges, shrubs and bushes. Gated access to a private car parking space and garage.

Notes:

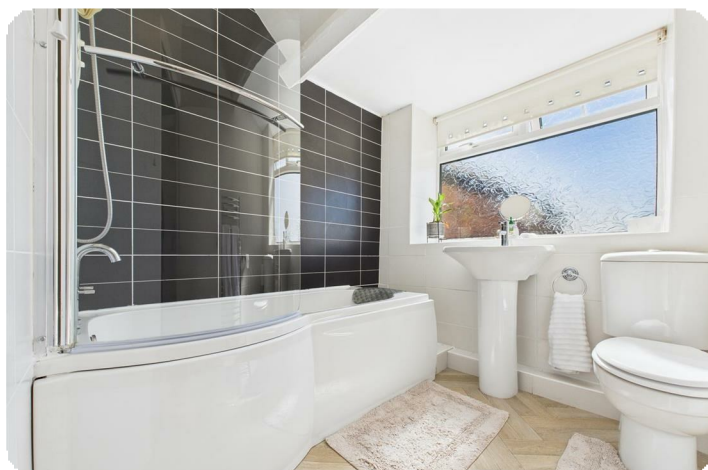
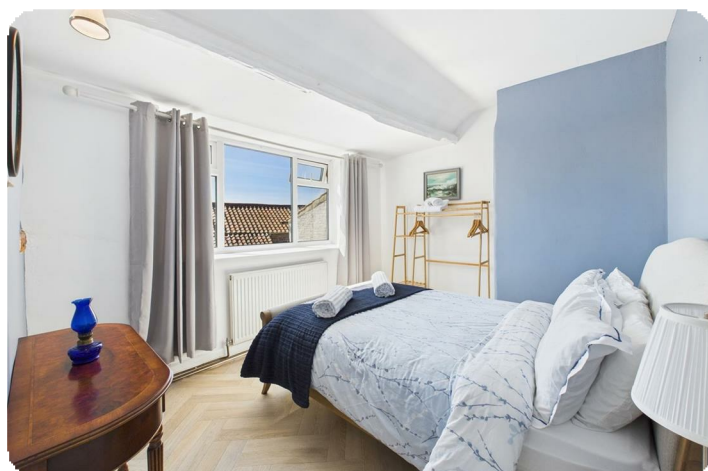
Council tax band: B

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



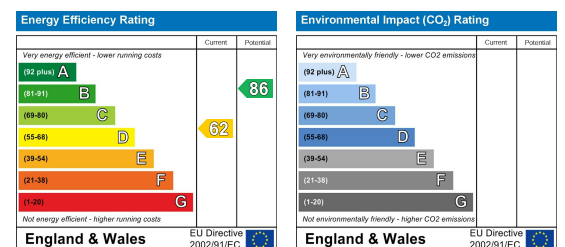
Floor Plan



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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