



## 30 Lime Kiln Lane, Bridlington, YO16 6TH

Price Guide £289,950



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Welcome to Lime Kiln Lane in the coastal town of Bridlington, this detached bungalow offers a perfect blend of comfort and convenience.

With two reception rooms, this property provides ample space for relaxation and entertaining. The three well-proportioned bedrooms ensure a restful retreat, while the bathroom is designed for both functionality and ease.

One of the standout features of this bungalow is its prime location, just a stone's throw away from the stunning north beach. Residents can enjoy scenic cliff-top walks, explore the village of Sewerby, and take leisurely strolls along the pleasant promenade that leads directly to the town centre.

This property is particularly ideal for those looking to downsize without compromising on space. The generous layout allows for comfortable living, making it a perfect choice for individuals or couples seeking a lifestyle by the coast.

This spacious bungalow on Lime Kiln Lane presents an excellent opportunity for anyone wishing to embrace a relaxed coastal lifestyle in Bridlington.

### Entrance:

Upvc double glazed side door into inner hall, central heating radiator, built in storage cupboard and courtesy door into the garage.

### Lounge:

12'5" x 11'8" (3.79m x 3.58m)

A front facing room, gas fire with marble inset and wood surround. Two upvc double glazed windows and central heating radiator.

### Dining room:

12'3" x 10'10" (3.75m x 3.31m)

A rear facing room, gas fire with marble inset and wood surround. Central heating radiator and upvc double glazed patio doors onto the rear garden.

### Kitchen:

10'9" x 7'8" (3.28m x 2.36m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, extractor, plumbing for washing machine, upvc double glazed window and central heating radiator.

### Bedroom:

11'7" x 11'6" (3.55m x 3.52m)

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

### Bedroom:

11'9" x 7'10" (3.60m x 2.41m)

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

### Bedroom:

8'7" x 7'10" (2.62m x 2.40m)

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

### Bathroom:

8'9" x 5'5" (2.67m x 1.66m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, extractor, access to the loft space, upvc double glazed window and central heating radiator.



### Exterior:

To the front of the property is a walled garden with lawn with borders of shrubs and bushes.

To the side elevation is a private driveway leading to the garage and gated side access to the rear garden.

### Garden:

To the rear of the property is a good size fenced garden. Paved patio to lawn with borders of shrubs and bushes. A timber built summer house and a shed.

### Garage:

15'6" x 9'3" (4.73m x 2.83m)

Electric door, power, lighting and upvc double glazed window.

### Notes:

Council tax band: C

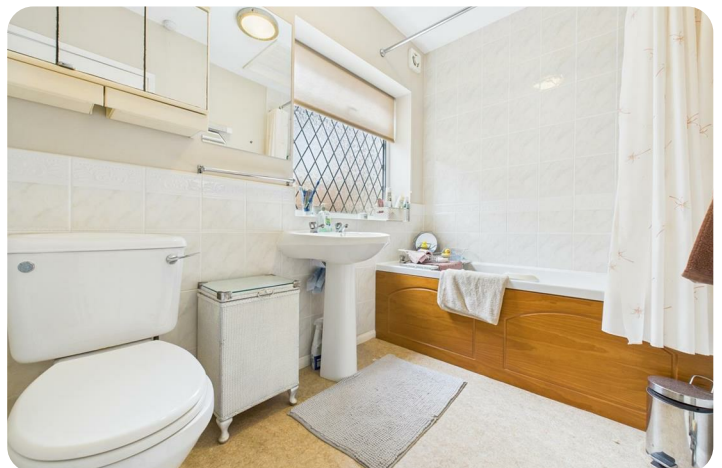
### Purchase procedure

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



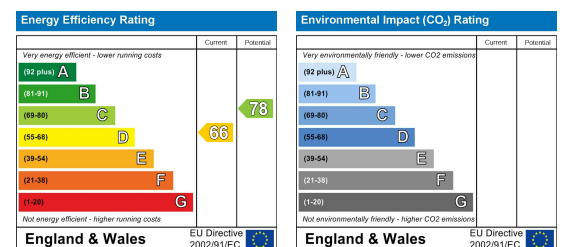
## Floor Plan



## 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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