



41A Main Street, Sewerby, YO15 1EH

Price Guide £199,950



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Welcome to the Main Street in the village of Sewerby, a two-bedroom terraced cottage.

The property features a welcoming reception room perfect for relaxation, kitchen, two well-appointed bedrooms and a bathroom.

This cottage is in move-in condition, making it an ideal choice for those seeking a second home or a main residence.

With private parking available for two vehicles, a rare find in such a desirable location.

Sewerby is renowned for its breathtaking coastal views, allowing residents to enjoy the beauty of nature right at their doorstep. The area boasts easy access to scenic cliff-top walks and Sewerby Hall and park, perfect for leisurely strolls and outdoor activities. Also close proximity to Bridlington ensures that local amenities are just a short distance away.

There is no ongoing chain, ensuring a smooth transition for the new owners. This cottage in Sewerby is sure to appeal to those seeking a retreat by the coast.

Entrance:

Composite door into inner hall, central heating radiator.

Lounge/diner:

16'1" x 11'0" (4.91m x 3.37m)

A front facing room, brick fireplace, under stairs storage cupboard, upvc double glazed window and two central heating radiators.

Kitchen:

11'0" x 8'3" (3.37m x 2.53m)

Fitted with a range of modern base and wall units, ceramic sink unit, electric oven and hob. Part wall tiled, floor tiled, plumbing for washing machine, built in storage cupboard housing gas combi boiler. Upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

First floor:

Bedroom:

11'7" x 8'3" (3.55m x 2.53m)

A front facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

Bedroom:

9'2" x 6'1" (2.80m x 1.87m)

A rear facing single room, built in wardrobe and cupboards. Upvc double glazed window and central heating radiator.

Bathroom:

9'3" x 4'7" (2.82m x 1.41m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, upvc double glazed window and chrome ladder radiator.

Exterior:

To the rear of the property is a low maintenance paved and pebbled garden.
Car park with 2 private car parking spaces.

Notes:

Council tax band: B

Purchase procedure

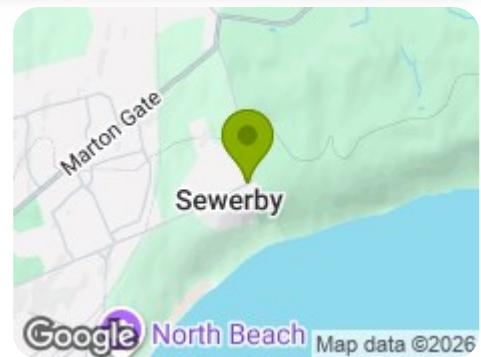
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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.





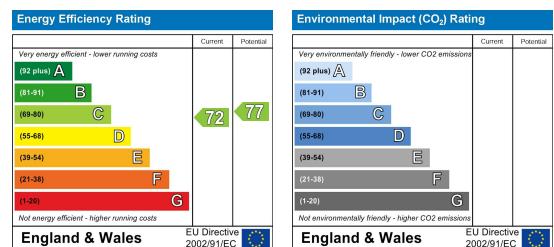
Floor Plan



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.