



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



14 Main Street, Sewerby, YO15 1EQ

Price Guide £360,000



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PROTECTED

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Welcome to Main Street in the village of Sewerby. This property presents an exceptional opportunity for those seeking a blend of modern living and coastal charm.

The property boasts a spacious reception room, perfect for entertaining or relaxing with family. With four well-appointed bedrooms and two bathrooms, it offers ample space for both family life and guests.

Recently renovated and extended to the rear, the cottage features a contemporary open plan kitchen, dining, and living area that seamlessly integrates modern convenience with a warm, inviting atmosphere. The property also includes a double-length garage and parking for up to three vehicles, ensuring practicality for busy households.

Located just a stone's throw from the Sewerby Hall and its picturesque grounds. The nearby cliff-top walks provide an excellent opportunity to embrace the great outdoors, with fresh sea air. Additionally, the town of Bridlington is a mere 1.5 miles away, offering a variety of shops, restaurants, and essential amenities.

With no ongoing chain, this property is ready for you to make it your own. Whether you are looking for a family home or a peaceful retreat by the sea, this cottage in Sewerby is a must-see.

Entrance:

Composite door into a spacious inner hall, parquet flooring, understairs storage cupboard and central heating radiator.

Lounge:

15'6" x 11'10" (4.74m x 3.62m)

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

Open plan kitchen/dining/living:

15'9" x 10'9" & 10'0" x 9'1" (4.82m x 3.30m & 3.07m x 2.79m)

Fitted with a range of modern base and wall units, central island

with composite one and a half sink unit and under cupboard lighting. Two electric ovens, induction hob with extractor over. Space for a fridge/freezer, integrated dishwasher and microwave. Two upvc double glazed french doors onto the garden and vertical radiator.

Boot room:

8'8" x 4'8" (2.65m x 1.44m)

Built in cupboards, one housing gas combi boiler, central heating radiator and upvc double glazed door onto the garden.

Bathroom:

7'4" x 4'9" (2.25m x 1.45m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Extractor, wall panelling, upvc double glazed window and chrome ladder radiator.

First floor:

Bedroom:

14'6" x 8'7" (4.43m x 2.62m)

A rear facing double room with sea view, upvc double glazed window and central heating radiator.

Bedroom:

8'11" x 8'1" (2.73m x 2.48m)

A rear facing double room with sea view, upvc double glazed window and central heating radiator.

Bedroom:

12'2" x 7'3" (3.72m x 2.22m)

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

Bedroom:

9'10" x 7'5" (3.00m x 2.28m)

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

Bathroom:

6'11" x 5'6" (2.13m x 1.68m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, sky lantern and chrome ladder radiator.

Exterior:

To the rear of the property is a enclosed low maintenance paved garden. Gated access to a private Resin driveway with ample parking and access to the garage.

Garage:

29'1" x 9'5" (8.87m x 2.89m)

A double length garage, electric roller door, power and lighting.

Notes:

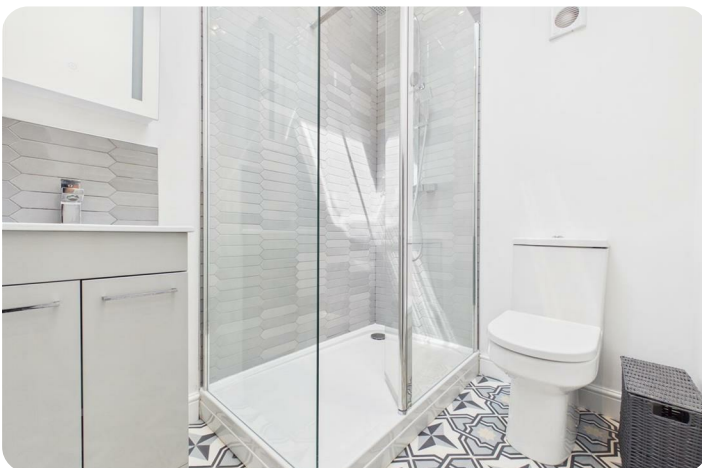
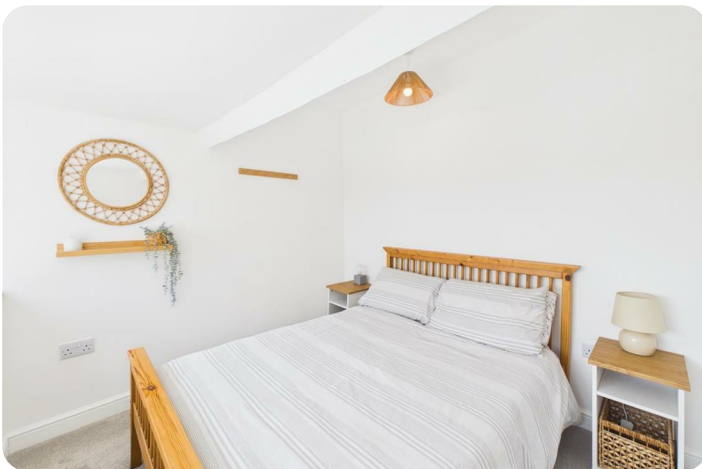
Council tax band C

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



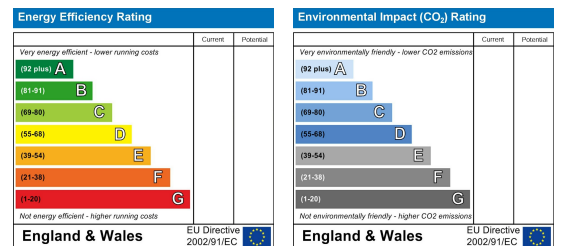
Floor Plan



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



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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