



2 Main Street  
Sewerby  
YO15 1EQ

OFFERS OVER

**£240,000**

**3 Bedroom End Terraced Cottage**



Rear Elevation



## 2 Main Street, Sewerby, YO15 1EQ

A charming 2/3 bedroom end-terraced cottage in the heart of Sewerby village, offering fabulous views from the master bedroom. The ground floor includes a lounge, dining room, large breakfast kitchen and a versatile bedroom/office with Jack and Jill shower room. Upstairs are two further bedrooms, the master with a modern ensuite. Outside is a sunny walled patio garden, with a garage nearby on Cliff Road.

Sewerby, a sought-after location on the outskirts of Bridlington. Known for its tranquil setting, the area is just a short walk from the stunning Sewerby Hall and Gardens, Bonville Model Village, picturesque cliff-top walks and breathtaking views of the coast.

Sewerby Village offers a peaceful lifestyle with a friendly community and amenities such as a hairdresser, public houses and restaurants, while still being conveniently close to local transport links. Perfect for those seeking a blend of countryside charm and coastal living.

Bridlington, the nearest town to Sewerby, is a bustling seaside destination on the East Yorkshire coast, known for its award-winning sandy beaches and historic harbour. The town offers a vibrant mix of shops, restaurants and cafes, along with attractions like Bridlington Spa and the Old Town's charming cobbled streets. With excellent transport links, a variety of outdoor activities and a warm community feel, Bridlington is a perfect blend of traditional coastal charm and modern convenience.



Entrance Hall



Lounge



Dining Room



Breakfast Kitchen

## Accommodation

### ENTRANCE HALL

The property is entered via a uPVC door into the entrance hall with tiled flooring. From here, there is access to an understairs storage cupboard, bedroom 3 and the dining room. The hall is finished with an inset spotlight.

### LOUNGE

12'9" x 14'4" (3.89m x 4.38m)

The lounge offers a welcoming space, with wall lighting, a radiator and built-in shelving, while French doors open directly onto the rear garden, creating an ideal spot for relaxing or entertaining.

### DINING ROOM

10'3" x 13'9" (3.14m x 4.21m)

The dining room is a bright and airy room, featuring a window to the front, two side windows, and a glazed uPVC door opening to the rear garden. Characterful feature beams complement the wood flooring, with wall lighting, a chandelier point, and a radiator enhancing the room and a door leads through to the inner hall.

### BREAKFAST KITCHEN

12'9" x 19'4" (3.89m x 5.91m)

The kitchen is light and spacious, fitted with a range of modern white gloss wall, base and drawer units topped with a contrasting black marble work surface. A central island provides additional work surface and base storage. Integrated appliances include a dishwasher, washing machine, an inset 1½ stainless steel sink with mixer tap and space for a dryer, fridge freezer and oven with extractor fan. A striking glass roof, which floods the room with natural light. Two sets of uPVC French doors open to the outside, and there is ample space for a dining or breakfast area.

### BEDROOM 3

8'4" x 8'8" (2.56m x 2.65m)

The third bedroom is located on the ground floor and features charming exposed beams, a window to the front elevation and inset spotlights. It includes a radiator, a storage cupboard with a hanging rail, and a door leading directly to the downstairs shower room.



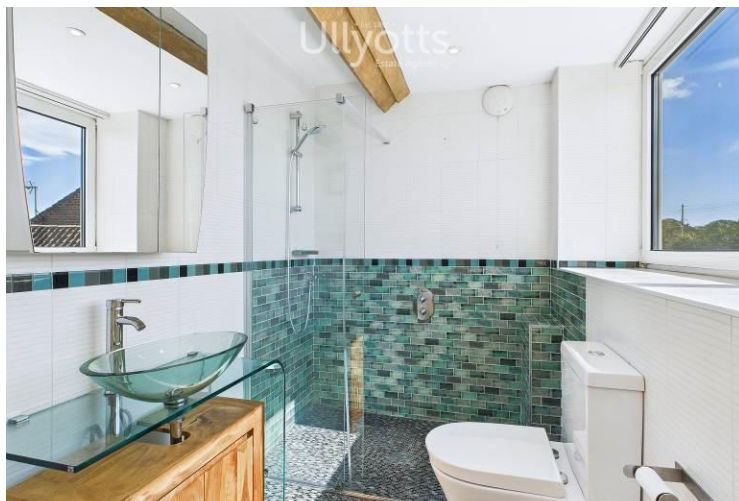
Bedroom 3



Shower Room



Bedroom 1



Ensuite

## SHOWER ROOM

5'5" x 5'7" (1.69m x 1.71m)

The downstairs shower room is finished with tiled walls and flooring and features a corner shower with a System Pool jet shower installed, WC, wash hand basin and heated towel ladder. Character details include exposed beams, complemented by inset spotlighting and an extractor fan. The room is accessed via both Bedroom 3 and the inner hallway, forming a convenient Jack and Jill layout.

## FIRST FLOOR LANDING

The first-floor landing features a window to the front elevation, exposed beams and inset spotlighting, a loft hatch and doors leading through to both upstairs bedrooms.

## BEDROOM 1

9'3" x 14'6" (2.84m x 4.44m)

The master bedroom is light and airy, with windows to both the front and rear elevation with a sea view. It offers fitted storage with sliding doors and hanging space, feature beams, inset spotlighting, a radiator and a door leads through to the ensuite.

## ENSUITE

8'3" x 5'62 (2.52m x 1.69m)

The ensuite is well presented with tiled walls and flooring, and features a walk-in shower with sliding glass door and thermostatic shower, WC, and a freestanding glass sink set on a glass countertop with wooden vanity unit beneath. Additional details include inset spotlighting, a feature beam, heated towel ladder, and a rear-facing window allowing natural light to flood the space.

## BEDROOM 2

8'4" x 9'3" (2.54m x 2.84m)

The second bedroom includes built-in display shelving with a sliding ladder, complemented by wooden flooring, feature beams, inset spotlighting, and a radiator. A window to the front elevation completes the room.



Bedroom 1 – Sea View



Bedroom 2



Rear Patio Garden



Garage

## OUTSIDE

The property benefits from a walled rear patio garden, offering ample space for outdoor dining and seating. Mature shrubs and hedging border the walls, creating a private and sheltered space, with the added convenience of a hidden bin store and gated side access.

## GARAGE

The property also benefits from a garage situated on Cliff Road, which runs along the back of the property and provides easy access for parking a vehicle.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - C

## ENERGY PERFORMANCE CERTIFICATE - D

## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

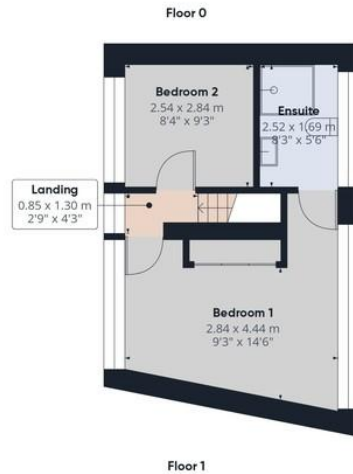
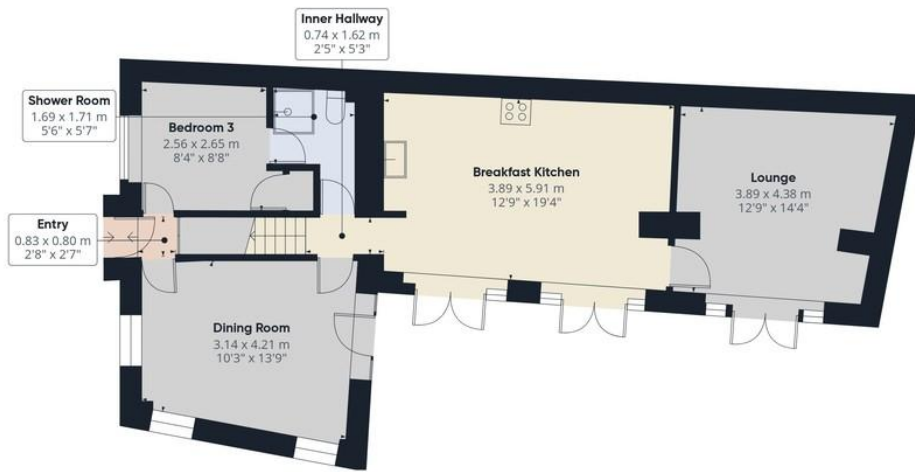
Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 96.1 m<sup>2</sup> or 1035 ft<sup>2</sup>. This area may differ from the floor area on the Energy Performance Certificate.



**Ulllyotts**  
Estate Agents

**Approximate total area<sup>(1)</sup>**  
96.1 m<sup>2</sup>  
1035 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



2 Main Street



Sewerby

BRIDLINGTON

Hilderthorpe

Old Town

West Hill

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