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**23 Main Street, Sewerby, YO15 1EH**

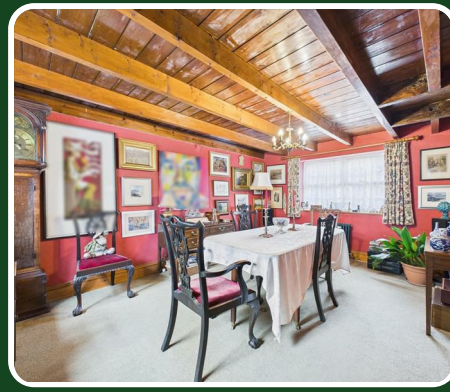
**Price Guide £325,000**



# 23 Main Street

Sewerby, YO15 1EH

## Price Guide £325,000



Welcome to the village of Sewerby, this period cottage on Main Street offers a perfect blend of character and comfort. The property comprises two inviting reception rooms, a kitchen, three well-proportioned bedrooms, and two bathrooms.

The cottage boasts period flooring and exposed beams, which add to its unique charm and warmth.

The garden provides a lovely outdoor space, perfect for enjoying the fresh air and entertaining.

Included in the sale is a garage located on Cliff Road providing convenient storage or parking options.

Whether you are looking for a main residence or a holiday home, this property must be viewed to truly appreciate the features it has to offer.

Sewerby is renowned for its stunning coastal views, and residents can enjoy easy access to cliff-top walks that showcase the breathtaking scenery. Additionally, the picturesque Sewerby Hall and park are nearby, offering opportunities for leisurely strolls and outdoor activities.

This property presents a wonderful opportunity to embrace the idyllic charm of village life in a stunning coastal setting.

### Entrance:

Door into inner hall, wall panelling, period tiled flooring and central heating radiator.

### Lounge:

16'2" x 15'10" (4.93m x 4.84m)

A spacious front facing room, exposed beams, electric fire with a brick surround, parquet flooring, understairs storage cupboard, upvc double glazed window and column radiator.

### Dining room:

15'10" x 11'9" (4.84m x 3.60m)

A spacious double aspect room, exposed beams, two upvc double glazed windows and two column radiators.

### Kitchen:

12'7" x 7'9" (3.84m x 2.38m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, gas double oven with an electric grill, gas hob with extractor over. Part wall tiled, integrated microwave, space for fridge/freezer, plumbing for dishwasher and upvc double glazed window.

### Bathroom:

8'8" x 4'4" (2.66m x 1.34m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, floor tiled, storage cupboard housing plumbing for washing machine, extractor, two upvc double glazed windows and central heating radiator.

### First floor:

Upvc double glazed window.

### Bedroom:

16'0" x 12'0" (4.88m x 3.67m)

A spacious double aspect room, two upvc double glazed windows and central heating radiator.

### Bedroom:

15'11" x 8'10" (4.87m x 2.71m)

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

### Bedroom:

11'1" x 9'4", (3.40m x 2.85m,)

A front facing double room currently used as an office, exposed beams, single glazed timber window and central heating radiator.

**Bathroom:**

5'4" x 3'4" (1.64m x 1.02m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor and upvc double glazed window.

**Exterior:**

To the rear of the property is a fenced garden. Large paved patio and established borders of hedges, shrubs and bushes.

**Garage:**

16'11" x 8'1" (5.16m x 2.47m)

Included in the current sale price is a most useful garage in a block of 7 garages located approx 150 yards away in Cliff Road.

**Notes:**

Council tax band: D

The property does have planning consent in writing for a two storey extension, please call for details.

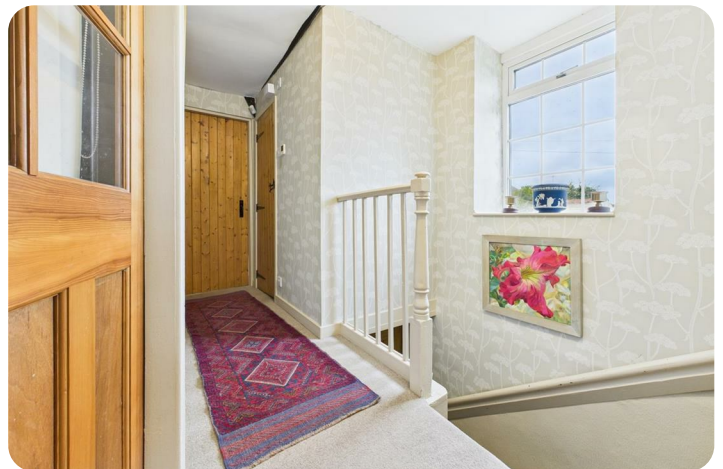
**Purchase procedure**

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



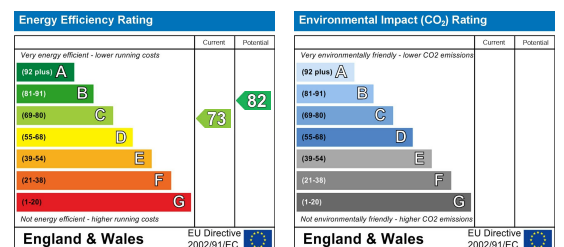
## Floor Plan



## 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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