



19 Church Lane, Sewerby, Bridlington, YO15 1ED

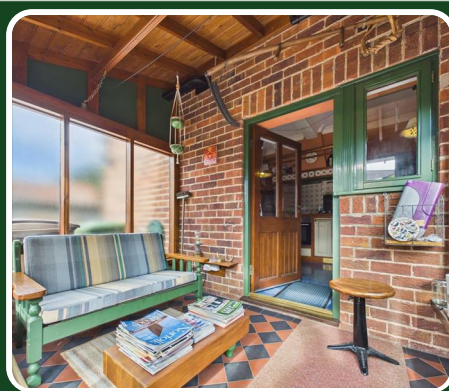
Price Guide £415,000



19 Church Lane

Sewerby Bridlington, YO15 1ED

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Welcome to the village of Sewerby, an impressive detached house on Church Lane.

The property features two spacious reception rooms plus a sun room providing ample space for both relaxation and entertaining. Three well-appointed bedrooms, making it ideal for families or those seeking extra room for guests. The bathroom and shower room are thoughtfully designed, ensuring convenience for all residents.

One of the most appealing aspects of this property is its prime location. Overlooking the picturesque village church and directly opposite the historic Sewerby Hall and zoo residents can relish the stunning views of the surrounding gardens. For those who enjoy the great outdoors, the beach and scenic cliff top walks are merely a stone's throw away.

The property also features excellent private parking, along with a large garage, providing both security and convenience for your vehicles and belongings.

This bespoke home truly must be viewed to appreciate all it has to offer.

Don't miss the chance to make this property your new home.

Entrance:

Door into spacious inner hall, upvc double glazed window, central heating radiator and understairs storage cupboard.

Lounge:

17'11" x 13'1" (5.47m x 4.00m)

A front facing room, multi fuel burning stove with tiled inset and wood surround. Wooden framed double glazed bay window, upvc double glazed window and central heating radiator.

Dining room:

14'2" x 13'2" (4.32m x 4.03m)

A rear facing room, brick fireplace, upvc double glazed window, central heating radiator and double doors onto the garden.

Kitchen:

15'11" x 8'11" (4.87m x 2.73m)

A bespoke kitchen fitted with a range of base and wall units, one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, under cupboard lighting, breakfast bar, gas boiler, space for fridge/freezer,

plumbing for dishwasher, upvc double glazed window and central heating radiator.

Utility:

Fitted with wall cupboards, plumbing for washing machine, space for a tumble dryer and timber framed double glazed window.

Sun room:

8'6" x 6'0" (2.61m x 1.85m)

Over looking the garden. tiled floor and sliding doors.

First floor:

Upvc double glazed window and access to a part boarded loft space.

Bedroom:

14'10" x 13'1" (4.53m x 4.01m)

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

Bedroom:

13'0" x 11'11" (3.97m x 3.65m)

A rear facing double room, built in wardrobes, two upvc double glazed windows and central heating radiator.

Bedroom:

11'5" x 8'3" (3.49m x 2.52m)

A front facing single room, built in wardrobe, upvc double glazed window and central heating radiator,

Office/store room:

5'5" x 3'6" (1.67m x 1.07m)

A side facing room, upvc double glazed window.

Bathroom:

9'2" x 8'0" (2.80m x 2.46m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, built in storage cupboard housing hot water store, upvc double glazed window and central heating radiator.

Shower room:

6'2" x 2'11" (1.89m x 0.91m)

Comprises shower cubicle with plumbed in shower, part wall tiled, extractor and upvc double glazed window,

Exterior:

At the front of the property, there's a charming mature garden with a lawn framed by trees, shrubs, and bushes. Along the side, a private driveway offers plenty of parking and leads to the garage and rear garden.

Garden:

To the rear of the property is a beautiful established garden, paved patio to lawn with well stocked borders of trees, shrubs and bushes.

Garage:

24'9" x 10'6" (7.55m x 3.22m)

Power and lighting.

Workshop:

14'9" x 9'6" (4.52m x 2.92m)

Power and lighting.

Notes:

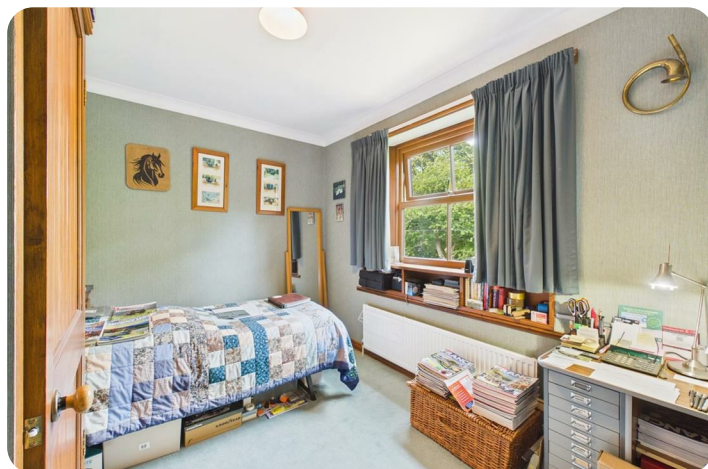
Council tax band D

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



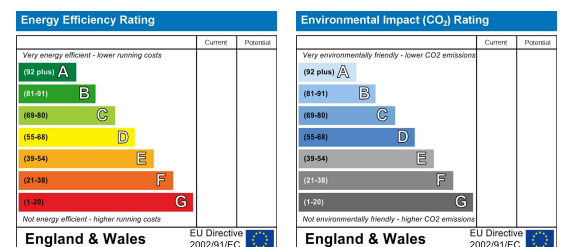
Floor Plan



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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