



## 24 Sewerby Park Close, Sewerby, YO15 1EE

Price Guide £350,000



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Welcome to the village of Sewerby, this detached bungalow on Sewerby Park Close presents an excellent opportunity for those looking to downsize without compromising on space.

The property boasts two well-proportioned bedrooms, a modern bathroom, a spacious reception room and modern kitchen/diner creating a comfortable and inviting atmosphere.

The bungalow is further enhanced by a beautiful rear garden, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

The property is offered with no ongoing chain, making it an ideal choice for a smooth and straightforward purchase.

Situated in close proximity to the historic Sewerby Hall, with its stunning gardens and zoo. Additionally, the nearby beach and cliff top walks offer endless opportunities for leisurely strolls, allowing you to fully embrace the coastal lifestyle and enjoy the refreshing sea breeze.

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

### Entrance:

Composite door into spacious inner hall, electric radiator and access to the loft space. The loft is extensively boarded and has a significant storage area.

### Lounge:

15'5" x 11'9" (4.71m x 3.59m)

A spacious front facing room, stone fireplace, two upvc double glazed windows and electric radiator.

### Kitchen/diner:

18'1" x 8'4" (5.52m x 2.55m)

Fitted with a range of modern base units, ceramic one and a half sink unit, electric oven and hob with stainless steel extractor over. Integrated fridge/freezer and dishwasher, plumbing for washing machine, two upvc double glazed windows, electric radiator and upvc double glazed door onto the rear garden.

### Bedroom:

11'11" x 11'9" (3.65m x 3.59m)

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

### Bedroom:

11'2" x 10'5" (3.42m x 3.19m)

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

### Bathroom:

7'6" x 6'5" (2.31m x 1.98m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, built in storage cupboard, upvc double glazed window and electric chrome ladder radiator. The water heater in the built in storage cupboard is an A rated energy efficient and very small German device which provides a good, constant supply of hot water.

### Exterior:

To the front of the property is a walled paved garden. The lawn area outside the front wall at the front of the bungalow also belongs to the bungalow. To the side elevation is a private driveway for parking two cars.

### Garden:

To the rear of the property is a good size private garden. Patio to lawn, further paved seating area with pergola, well established borders of shrubs and bushes. A timber built shed and water point.

### Notes:

Council tax band:

### 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



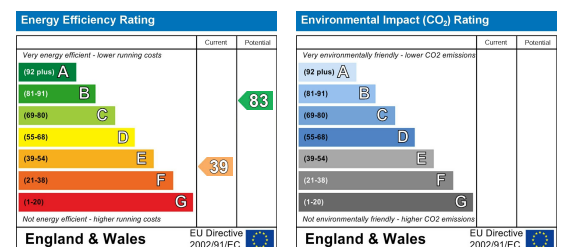
## Floor Plan



## 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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