



BELT
ESTATE AGENCY

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

Telephone: 01262 672253

Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



16 Sewerby Park Close, Sewerby, Bridlington, YO15 1EE

Price Guide £195,000



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Welcome to Sewerby Park Close, this semi-detached bungalow presents an opportunity for those seeking a comfortable and modern living space.

The property boasts a spacious reception room, alongside a contemporary kitchen and bathroom that have been thoughtfully improved to meet modern standards.

This bungalow features a double bedroom conveniently located on the ground floor, complemented by an occasional loft room that can serve various purposes, whether as a guest room, study, or hobby space. The good-sized rear garden provides a perfect retreat for outdoor relaxation or entertaining.

One of the most appealing aspects of this property is its proximity to the historic Sewerby Hall, famous for its stunning gardens and zoo, which are merely a short stroll away. The nearby beach and clifftop walks offer picturesque views and opportunities for leisurely exploration.

Whether you are a first-time buyer, a couple, looking for holiday home or to downsize, this property is an excellent choice.

Entrance:

Upvc double glazed side door leads directly into the kitchen.

Kitchen:

10'9" x 9'4" (3.30m x 2.87m)

Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, integrated

fridge/freezer and washing machine. Upvc double glazed window and composite ladder radiator.

Lounge/diner:

25'7" x 9'8" (7.80m x 2.95m)

A spacious rear facing room, upvc double glazed windows, composite ladder radiator and upvc double glazed door onto the rear garden.

Bathroom:

6'6" x 5'8" (2.00m x 1.75m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and composite ladder radiator.

Inner hall:

Understairs storage cupboard.

Bedroom:

13'0" x 10'11" (3.98m x 3.33m)

A front facing double room, upvc double glazed bay window and composite column radiator.

First floor:

Upvc double glazed window.

Occasional/loft room:

14'11" x 9'5" (4.57m x 2.88m)

A side facing double room, access to the eaves, gas combi boiler, upvc double glazed window and composite column radiator.

Exterior:

To the front of the property is an open plan garden with lawn.

To the side elevation is a shared driveway leading to the rear with private parking and the garage.

Garden:

To the rear of the property is a good size enclosed garden with lawn.

Garage:

Up and over door.

Notes:

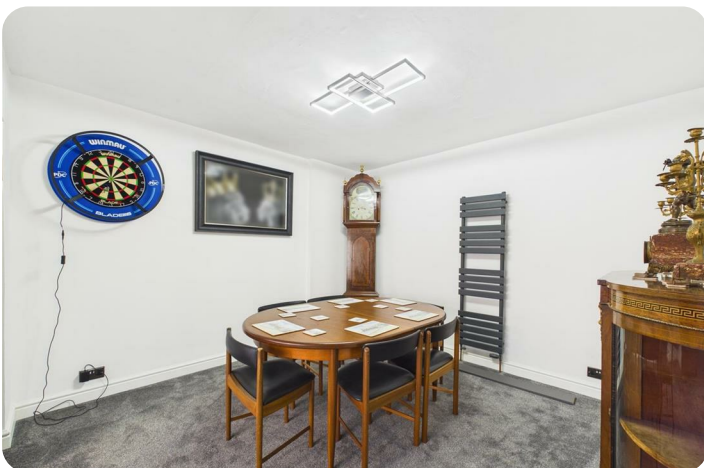
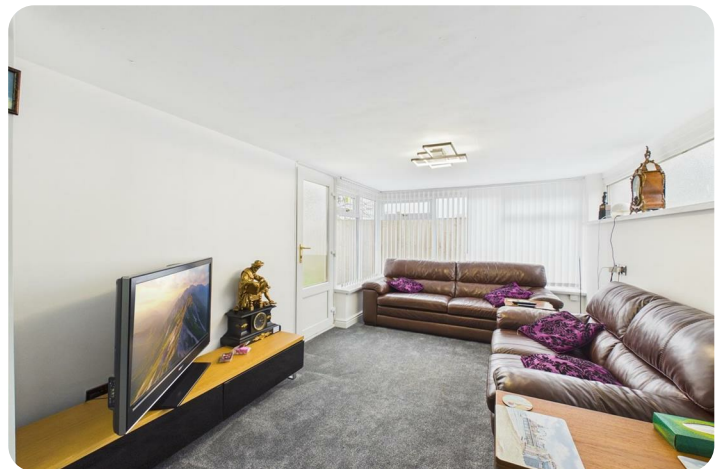
Council tax band: B

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



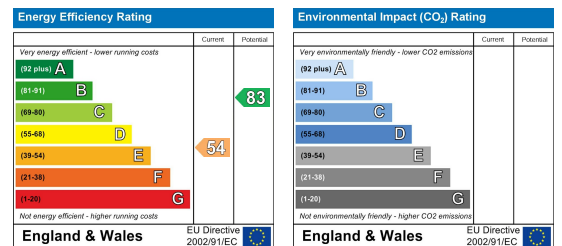
Floor Plan



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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