



BELT
ESTATE AGENCY

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52 Sewerby Road, Bridlington, YO16 7DS

Reduced To £225,000



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Welcome to Sewerby Road in the coastal town of Bridlington, a deceptively spacious semi-detached house.

With three generously sized double bedrooms, this home is perfect for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests. The modern kitchen and bathroom have been thoughtfully designed.

One of the standout features of this property is the beautiful south-facing rear garden, offering a serene outdoor space for gardening or simply unwinding in the sun.

Parking is a breeze with ample space, making it ideal for families or those with multiple cars.

The location is particularly advantageous, being conveniently close to local facilities, shops, schools and the historic Priory Church. Residents will appreciate easy access to the Old Town, as well as reliable bus service routes for further exploration.

To fully appreciate all that this property has to offer, a viewing is highly recommended. Don't miss the opportunity to make this house your new home.

Entrance:

Composite door into inner lobby. Door into inner hall, central heating radiator.

Lounge:

12'7" x 11'7" (3.85m x 3.54m)

A front facing room, gas fire with tiled inset and wood surround. Upvc double glazed bay window and central heating radiator.

Sitting room:

12'9" x 11'8" (3.90m x 3.57m)

A rear facing room, gas fire with marble inset and wood surround. Built in storage cupboards, one housing gas combi boiler fitted 2021, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

16'10" x 8'3" (5.14m x 2.52m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, upvc double glazed window, upvc double glazed door to the side elevation and upvc double glazed french doors onto the rear garden.

First floor:

A spacious landing, access to boarded loft space by drop down ladder.

Bedroom:

12'8" x 11'5" (3.88m x 3.49m)

A front facing double room, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

12'7" x 9'9" (3.86m x 2.98m)

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

Bedroom:

13'5" x 8'3" (4.09m x 2.53m)

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

Bathroom:

7'9" x 4'7" (2.37m x 1.41m)

Comprises a modern suite, bath with plumbed in shower over and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

Wc:

5'4" x 2'6" (1.63m x 0.78m)

Wc, wash hand basin, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a block paved parking area.
To the side elevation is a electric roller door to car port for further parking.

Garden:

To the rear of the property is a private, south facing garden. Stone paved patios, a pond with electric pump, borders of hedges and established raised flower beds.

Large timber built shed currently used for pigeons with power and lighting.

Further timber built shed with power and lighting.

A water point.

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



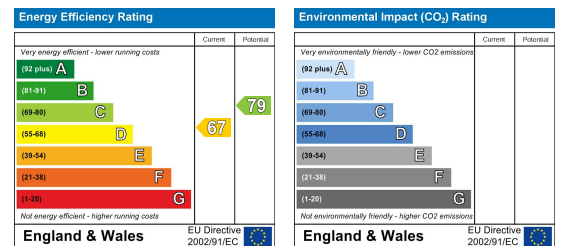
Floor Plan



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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