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**9 Sands Lane, Bridlington, YO15 2JG**

**Price Guide £345,000**



# 9 Sands Lane

Bridlington, YO15 2JG

## Price Guide £345,000



Welcome to the desirable Sands Lane area of Bridlington, this impressive end-terrace house offers a remarkable blend of space and comfort, perfect for family living. This three-storey residence boasts four generously sized reception rooms, providing ample room for relaxation and entertainment. The property features five well-appointed bedrooms and two bathrooms, ensuring convenience for both family members and guests.

Dating back to 1917 this home combines character with modern living.

Its prime location, just a stone's throw from the picturesque sea front, allows for easy access to cliff top walks, Sewerby Village, the town centre and all its amenities.

The property is set on a good size plot, featuring deep rear gardens that provide an outdoor space for family gatherings.

Additionally, the two-storey detached garage and car/caravan port offer practical solutions for parking.

This residence is not only ideal for families but also presents opportunities for multi-generational living, making it a versatile choice for those seeking a spacious home in a sought-after location. With its combination of size, character, and proximity to the sea, this property is a rare find in Bridlington. Don't miss the chance to make this house your new home.

### Entrance:

Door into inner lobby. Upvc double glazed door into a spacious inner hall, understairs storage cupboard and central heating radiator.

### Lounge:

13'8" x 12'4" (4.19m x 3.77m)

A spacious front facing room, gas fire with a stone inset and slate surround. Upvc double glazed bay window and central heating radiator.

### Sitting room:

15'5" x 12'5" (4.71m x 3.80m)

A rear facing room, electric fire in a modern surround, central heating radiator and upvc double glazed french doors onto the rear garden.

The sitting room could also be used as a bedroom with en-suite facility.

### Shower room:

6'8" x 5'2" (2.04m x 1.59m)

Comprises, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, window and central heating radiator.

### Dining room:

9'10" x 7'1" (3.01m x 2.18m)

A side facing room, gas boiler, built in storage cupboard, central heating radiator, upvc double glazed window and archway into the kitchen.

### Kitchen:

11'8" x 9'10" (3.57m x 3.00m)

Fitted with a range of modern base and wall units, composite sink unit, electric double oven and gas hob. Part wall tiled, space for fridge/freezer, extractor, upvc double glazed window and upvc double glazed door onto the rear garden.

### Utility:

9'10" x 6'10" (3.01m x 2.09m)

Fitted with a range of modern base and wall units, plumbing for washing machine, upvc double glazed window and central heating radiator.

### Wc:

6'2" x 2'9" (1.88m x 0.86m)

Wc, upvc double glazed window.

### Sun room:

9'2" x 7'11" (2.81m x 2.42m)

Over looking the garden, upvc double glazed window, central heating radiator and upvc double glazed french doors.

### First floor:

A spacious landing, built in storage cupboard housing hot water store.

### Bedroom:

18'3" x 12'5" (5.58m x 3.80m)

A spacious front facing double room, electric fire with brick inset and a traditional wooden surround. Upvc double glazed bay window with window seat and side sea view, upvc double glazed window and two central heating radiators

### Bedroom:

12'2" x 11'3" (3.73m x 3.45m)

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

### Bedroom:

12'0" x 9'9" (3.66m x 2.99m)

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

**Bathroom:**

12'6" x 5'6" (3.83m x 1.68m)

Comprises a modern suite, bath, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

**Second floor:**

Velux window.

**Bedroom:**

17'1" x 12'11" (5.22m x 3.94m)

A spacious front facing double room, wash hand basin with vanity unit, built in wardrobes, upvc double glazed window and central heating radiator.

**Bedroom:**

11'5" x 10'5" (3.49m x 3.18m)

A rear facing room, kitchenette area with built in cupboards, stainless steel sink unit and hot water store. Upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a walled garden area and a private driveway with car parking facility.

**Garden:**

To the rear of the property is a good size walled garden. Large patio area, lawn and well stocked borders. Water point and timber built shed.

**Garage:**

To the rear elevation is a very useful two storey brick built garage with an electric door, with upper floor workshop and plumbing for wc. There is road access from Lamplugh Lane.

To the side of the garage is a car/caravan port. (This may have development possibilities subject to usual consents etc).

In total there is parking facility for up to five vehicles.

**Notes:**

Council tax band: C

Roof is 6 years old

Built in 1917

**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



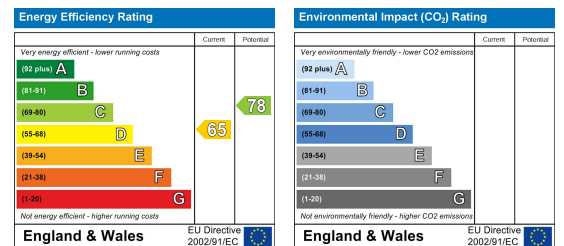
## Floor Plan



## 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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