



27 Sands Lane, Bridlington, YO15 2JG

Price Guide £460,000



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A substantial five bedroom detached house situated in this prime location yards from the north beach and sea front. Within a convenient distance of walks along the Promenade, town centre or cliff top walks to Sewerby. This traditional, beautifully presented home retains many of its original features. open fires with period surrounds, parquet flooring, stained glass windows, solid wood internal doors, picture rails, coving, ceiling roses and high skirting boards. The property has had a new roof, new upvc double glazed windows, floor insulation and majority of the radiators have been replaced. Ideal for a family and multi generational living.

This spacious property comprises: Ground floor: spacious entrance hall, cloakroom, spacious lounge and dining room. Sitting room, modern kitchen/diner with small cellar, shower room and two utility rooms. First floor: spacious landing, lounge to outer balcony with sea views, four double bedrooms, modern bathroom and separate wc. Second floor: annexe: lounge, kitchen, one bedroom and bathroom. Exterior: well maintained gardens, large summer house, private driveway with ample parking and a garage.

Entrance:

23'8" max x 10'10" max (7.23m max x 3.32m max)

Double doors into inner lobby, tiled floor; Door into spacious hallway, parquet flooring, stain glass window, central heating radiator, understairs storage cupboard, open fire with tiled inset and wood surround.

Cloakroom:

8'7" x 3'2" (2.63m x 0.98m)

Single glazed window, tiled floor and central heating radiator.

Lounge:

22'2" plus bay x 13'8" (6.78m plus bay x 4.18m)

A spacious front facing room, multi fuel burning stove with marble inset and wood surround. Two stained glass windows, upvc double glazed bay window and central heating radiator.

Dining room:

18'2" x 13'11" (5.55m x 4.25m)

A spacious front facing room, open fire with tiled inset and wood surround. Stripped floor boards, upvc double glazed bay window and central heating radiator.

Sitting room:

13'1" x 11'4" (4.01m x 3.46m)

A side facing room, old range oven, fitted original cupboards, upvc double glazed window and central heating radiator.

Inner hall:

Parquet flooring and upvc double glazed door to the side elevation.

Shower room:

9'3" x 7'2" (2.84m x 2.20m)

A wet room with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, stainless steel ladder radiator and upvc double glazed window.

Kitchen/diner:

15'6" x 10'9" (4.74m x 3.28m)

A rear facing room fitted with a range of modern base and base wall units, solid wood work tops, one and a half sink unit, solid fuel cooker, electric oven and part wall tiled. Upvc double glazed window and stain glass window. Access to the cellar.

Utility hall:

9'4" x 4'11" (2.86m x 1.51m)

Plumbing for washing machine, gas boiler, two upvc double glazed windows and composite door to the side elevation.

Utility:

10'9" x 7'1" (3.29m x 2.18m)

Built in cupboards, hot water store, stain glass window and central heating radiator.

First floor:

A spacious landing, feature stain glass window and two central heating radiators.

Lounge:

18'2" x 13'11" (5.56m x 4.26m)

A front facing room, multi fuel burning stove, tiled inset and wood surround. Central heating radiator and upvc double glazed french doors onto the outer balcony.

Outer balcony:

Wrought iron railings, with side sea views over the north bay.

Bedroom one:

22'3" plus bay x 13'1" min (6.79m plus bay x 4.00m min)

A spacious front facing room, extensive fitted wardrobes, multi fuel burning stove, two central heating radiators, upvc double glazed bay window and upvc double glazed door onto the outer balcony.

Bathroom:

9'3" x 6'9" (2.84m x 2.08m)

Comprises free standing roll top bath with shower attachment, wc and wash hand basin. Wall panelling, stainless steel ladder radiator, tiled floor and upvc double glazed window. Jack and Jill door to bedroom one and the hallway.

Bedroom two:

13'7" x 13'2" (4.16m x 4.03m)

A side facing double room, open fire with tiled inset and wood surround. Upvc double glazed window and central heating radiator.

Wc:

9'4" x 2'11" (2.85m x 0.91m)

Wc, wash hand basin, part wall tiled, and upvc double glazed window. Jack and jill door to bedroom two and the hallway.

Bedroom three:

17'7" max x 9'3" plus bay (5.38m max x 2.84m plus bay)

A rear facing double room, open fire with tiled inset and wood surround. Upvc double glazed bay window and central heating radiator. Two large storage cupboards with velux windows, one housing gas boiler.

Bedroom four:

13'1" x 10'10" (4.00m x 3.32m)

A side facing double room, open fire with tiled inset and wood surround. Two upvc double glazed windows and central heating radiator.

Second floor:

Velux window.

Annexe:

Lounge:

17'6" max x 9'6" max (5.34m max x 2.92m max)

Apex ceiling, access to the eaves, two velux windows and two central heating radiators.

Kitchen:

12'5" x 7'10" max (3.80m x 2.41m max)

Fitted with a range of base and wall units, apex ceiling, stainless steel one and a half sink unit, plumbing for washing machine, new fitted gas combi boiler, velux window and central heating radiator.

Bedroom:

14'0" x 8'2" max (4.27m x 2.50m max)

A double room, velux window, apex ceiling and central heating radiator. Door into:

En-suite bathroom:

9'2" max x 5'10" min (2.80m max x 1.80m min)

Comprises bath with electric shower above, wc and wash hand basin. Apex ceiling, part wall tiled, floor tiled, extractor, velux window and central heating radiator.

Exterior:

To the front of the property is a enclosed garden with lawn, monkey puzzle tree and borders. To the side elevation is wrought iron gates to a private driveway with ample parking and a log store leading to the garage.

Garden:

To the rear of the property is a beautiful walled well maintained garden. Steps down to lawn with well established borders and a large summer house for entertaining.

Garage:

20'10" x 10'1" (6.36m x 3.09m)

Double opening doors, power and lighting.

Notes:

Council tax band F.

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.



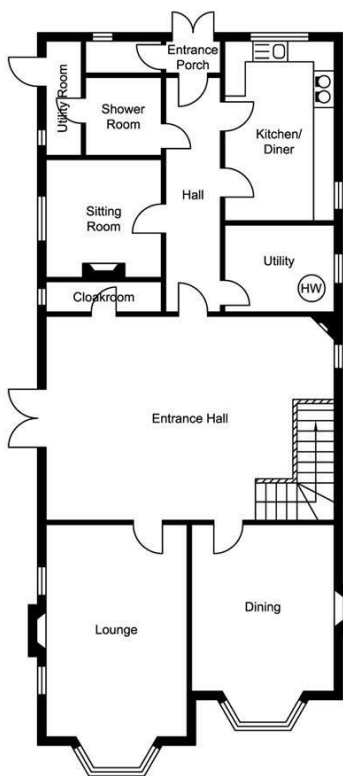
Road Map

Hybrid Map

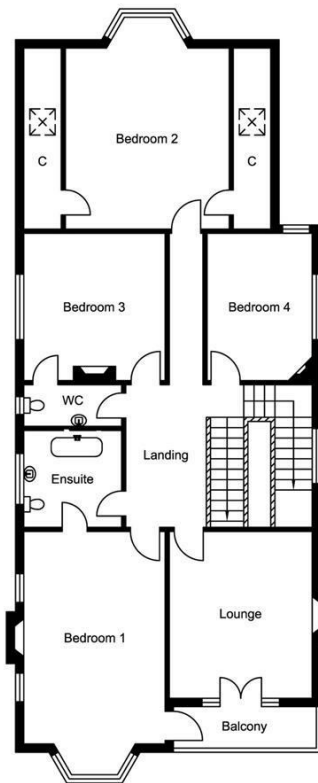
Terrain Map



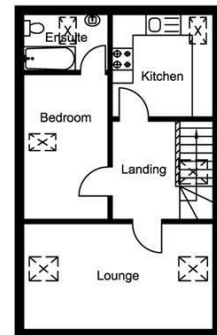
Floor Plan



Ground Floor



First Floor



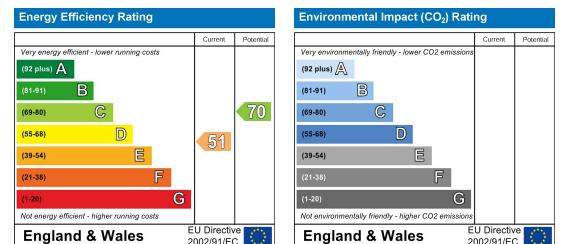
Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.