



**BELT**  
ESTATE AGENCY

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

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



## 7 Sewerby Rise, Bridlington, YO16 7DQ

Price Guide £218,000



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A three bedroom detached house located in a cul-de-sac off Sewerby Avenue on the north side of Bridlington. The property is less than 500 meters away from Marton Road parade of shops, the Co-operative food supermarket and both primary and secondary schools. Ideal for family or retirement.

The property comprises: Ground floor: cloakroom, lounge, dining room and extended kitchen/diner. First floor: three bedrooms and family bathroom. Exterior: Ample parking, garage currently converted into another room and extensive well established rear garden. Upvc double glazing and gas central heating. Early viewing advised.

### Entrance:

Upvc double doors into inner porch, tiled floor. Upvc double glazed door into inner hall, understairs storage cupboard and central heating radiator.

### Cloakroom:

Wc, wash hand basin with vanity unit, wall tiled, floor tiled and upvc double glazed window.

### Lounge:

A front facing room, fireplace with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

### Dining room:

A rear facing room, central heating radiator and upvc double glazed patio doors onto the garden.

### Kitchen/diner:

An extended kitchen fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, gas boiler, three upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

### First floor:

Upvc double glazed window.

### Bedroom one:

A front facing double room, extensive fitted furniture, upvc double glazed window, upvc double glazed bay window and central heating radiator.

### Bedroom two:

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

### Bedroom three:

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

### Bathroom:

Comprises bath, shower cubicle, wc and wash hand basin with vanity unit. Built in storage cupboard, part wall tiled, two upvc double glazed windows and central heating radiator.

### Exterior:

To the front of the property is a paved and pebbled area with ample parking.

### Garden:

To the rear of the property is a extensive well established garden. Paved patio area and lawn with well stocked borders of plants shrubs and bushes. One outbuilding, timber shed, greenhouse, water point and security lights.

### Garage:

The garage has been converted into an occasional room/office. The property could easily be altered to return back to a garage if required.

### Notes:

Council tax band: C

### 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:

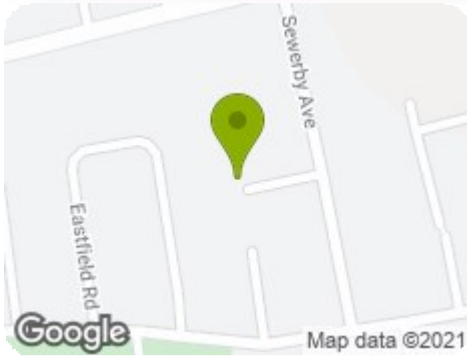
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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 Building 1**

**1st Floor Building 1**

**Approximate total area<sup>(1)</sup>**  
 1212.20 ft<sup>2</sup>  
 112.62 m<sup>2</sup>

(1) Excluding balconies and terraces

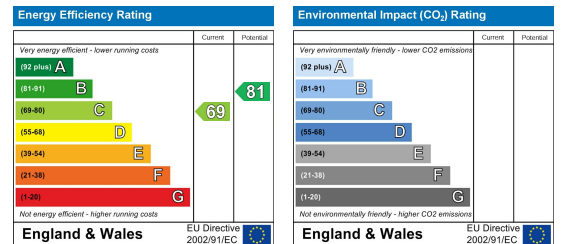
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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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