



## 11 Sewerby Park Close, Sewerby, YO15 1EE

Price Guide £187,500



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Welcome to the picturesque village of Sewerby, a semi-detached dormer bungalow on Sewerby Park Close. This property features two reception rooms, a modern kitchen, two comfortable bedrooms, and a well-appointed bathroom, making it an ideal choice for those looking to downsize or seeking a holiday retreat.

The current owners have thoughtfully modernised the bungalow throughout, ensuring a fresh and contemporary feel. The layout is both practical and welcoming, perfect for entertaining guests or enjoying quiet evenings at home. One of the standout features of this property is its proximity to the historic Sewerby Hall, renowned for its beautiful gardens and zoo, which are just a stone's throw away. Additionally, the nearby beach and clifftop walks offer opportunities for leisurely strolls, allowing you to fully embrace the natural beauty of the area.

For those with vehicles, the property includes parking for one car, adding to the convenience of this lovely home. With no ongoing chain, this bungalow is ready for you to move in and start enjoying all that Sewerby has to offer. Whether you are looking for a permanent residence or a holiday let, this property is sure to meet your needs. Don't miss the chance to make this bungalow your own.

#### **Entrance:**

Side composite door leads into the kitchen.

#### **Kitchen:**

10'10" x 7'6" (3.31m x 2.31m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric Neff oven and

hob with stainless steel extractor over. Integrated fridge, understairs storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

#### **Lounge:**

13'10" x 10'9" (4.23m x 3.30m)

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

#### **Bedroom:**

10'9" x 8'9" (3.28m x 2.69m)

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

#### **Sun room:**

9'8" x 5'9" (2.95m x 1.76m)

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

#### **Bathroom:**

6'3" x 5'5" (1.91m x 1.67m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

#### **First floor:**

Upvc double glazed window.

**Bedroom:**

14'10" x 10'0" (4.53m x 3.07m)

A double aspect room, access to the eaves, two velux windows, upvc double glazed window and central heating radiator.

**Exterior:**

To the front of the property is a parking area.

**Garden:**

To the rear of the property is a low maintenance garden. Block paved patio, gravel, flower beds and pergola.

**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



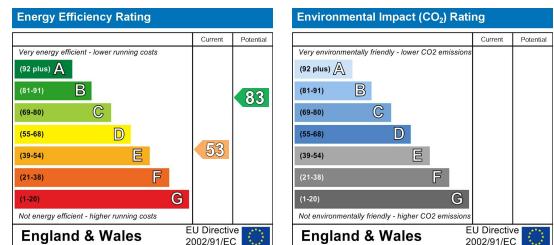
## Floor Plan



## 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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