



## 11 Lime Kiln Lane, Bridlington, YO15 2LX

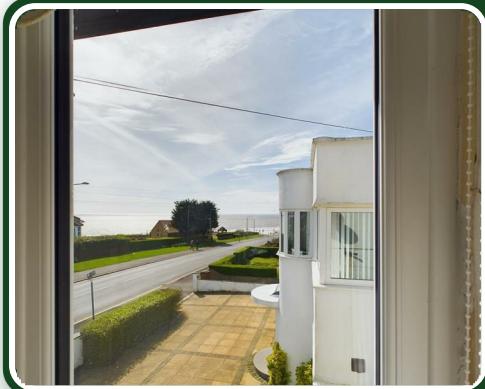
Offers Over £340,000



# 11 Lime Kiln Lane

Bridlington, YO15 2LX

**Offers Over £340,000**



A well appointed two bedroom detached house with stunning sea views. The property offers spacious accommodation and has vast potential. Located in prime location yards away from the north beach, cliff top walks, sewerby village and along the promenade to the town centre.

The property comprises: Ground floor: spacious lounge, spacious dining room, upvc conservatory, wc, kitchen and side porch. First floor: two spacious double bedrooms and bathroom. Exterior: private rear garden, private driveway for parking and garage.

#### **Entrance:**

Door into inner lobby. Door into inner hall, central heating radiator and built in cloaks cupboard.

#### **Wc:**

8'5" x 2'11" (2.59m x 0.90m)

Wc, wash hand basin and upvc double glazed window.

#### **Lounge:**

20'6" x 14'6" (6.25m x 4.44m)

A spacious front facing room with sea views, gas fire in a marble surround, upvc double glazed bay and three central heating radiators.

#### **Dining room:**

15'4" x 15'1" (4.69m x 4.62m)

A spacious rear facing room, upvc double glazed window, two central heating radiators and upvc double glazed patio doors into:

#### **Upvc conservatory:**

15'10" x 10'10" (4.83m x 3.31m)

Over looking the garden, tiled floor, central heating radiator and french doors.

#### **Kitchen:**

18'9" x 7'10" (5.74m x 2.39m)

Fitted with a range of base and wall units, stainless steel double sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, floor tiled, integrated dishwasher, microwave, washing machine, fridge and freezer. Two upvc double glazed windows and upvc double glazed door into:

#### **Side porch:**

18'6" x 5'10" (5.65m x 1.79m)

Tiled floor, wall tiled, upvc double glazed windows and door to the side elevation.

#### **First floor:**

Upvc double glazed window, central heating radiator and built in storage cupboard housing hot water store.

#### **Bedroom:**

20'1" x 14'7" (6.14m x 4.45m)

A spacious double aspect room with sea views, built in wardrobes, drawers and dresser. Three upvc double glazed windows and two central heating radiators.

#### **Bedroom:**

14'4" x 12'0" (4.38m x 3.66m)

A spacious front facing double room with sea views, built in wardrobes, drawers and dresser. Two upvc double glazed windows and central heating radiator.

**Bathroom:**

14'3" x 8'10" (4.36m x 2.71m)

Comprises bath with shower attachment, shower cubicle with plumbed in shower, wc, bidet and wash hand basin. Full wall tiled, two upvc double glazed windows and chrome ladder radiator.

**Garage:**

Double opening doors, upvc double glazed window, power and lighting.

**Exterior:**

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

**Garden:**

To the rear of the property is a beautiful private garden. Raised paved patio to lawn, well stocked borders of shrubs and bushes. Two timber sheds.

**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.

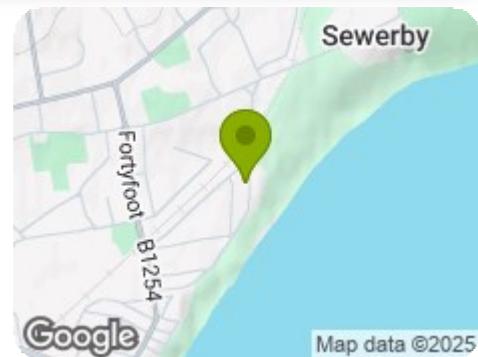
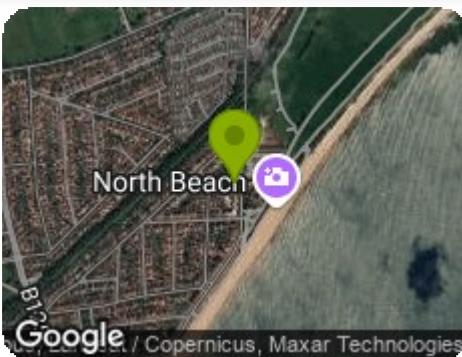
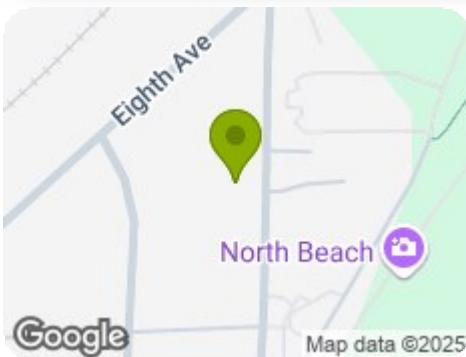
**PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



## Road Map

## Hybrid Map

## Terrain Map



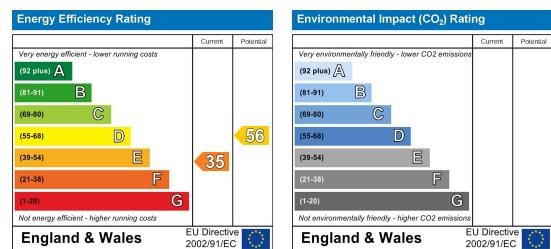
## Floor Plan



## 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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