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18 Sands Lane, Bridlington, YO15 2JE

Price Guide £299,950

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The Property Ombudsman

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18 Sands Lane

Bridlington, YO15 2JE

Price Guide £299,950





Welcome to Sands Lane in the coastal town of Bridlington. This distinctive detached home presents a rare opportunity for those looking to enjoy coastal living, with the sea just moments away.

The property features two inviting reception rooms plus a sun room that provide ample room for relaxation and entertainment. With two well-proportioned bedrooms, nursery/office and a bathroom, an ideal choice for small families or couples.

The layout presents a blank canvas, allowing new owners to infuse their personal style and vision into the space. With no ongoing chain, the transition to your new home can be seamless and straightforward.

One of the standout features of this property is its prime location. Just a stone's throw from the picturesque sea front, residents can enjoy easy access to scenic cliff top walks, Sewerby Village, and the town centre, which offers a variety of amenities to cater to everyday needs.

Whether you are looking to invest or settle down, this property on Sands Lane is an opportunity not to be missed.

Entrance:

Upvc double glazed door into outer porch. Door into inner hall, built in storage cupboard.

Lounge:

17'7" x 14'2" (5.37m x 4.33m)

A spacious front facing room, fireplace with tiled inset and wood surround. Timber framed bay window and two central heating radiators.

Dining room:

11'9" x 9'11" (3.59m x 3.03m)

A front facing room, timber framed window with secondary glazing and central heating radiator.

Kitchen:

20'7" x 7'3" (6.29m x 2.21m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, built in storage cupboards, understairs storage, two upvc double glazed windows and central heating radiator.

Sun room:

13'11" x 8'5" (4.26m x 2.57m)

A rear facing room, central heating radiator and upvc double glazed door onto the rear.

First floor:

Bedroom:

14'2" x 9'4" (4.34m x 2.86m)

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

Bedroom:

11'9" x 9'10" (3.60m x 3.02m)

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

Office/nursery:

11'10" x 4'10" (3.63m x 1.49m)

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

Bathroom:

9'4" x 7'5" (2.87m x 2.27m)

Comprises shower cubicle with in plumbed shower, wc and wash hand basin. Part wall tiled, large built in storage cupboard housing gas combi boiler, shaver socket, upvc double glazed window and central heating radiator.

Wc:

3'1" x 2'11" (0.95m x 0.90m)

Wc, wash hand basin and upvc double glazed window.

Exterior:

To the front of the property is a fenced garden with lawn and well-stocked borders of shrubs and bushes. Private driveway with ample parking leading to the garage.
To the rear of the property is a fenced yard.

Garage:

12'9" x 7'11" (3.89m x 2.43m)

Electric up-and-over door, power and lighting.

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







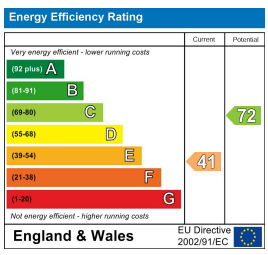
Floor Plan

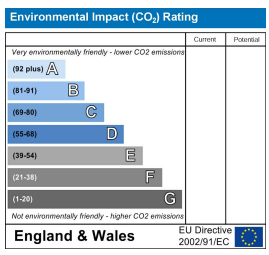


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.