BELT
ESTATE AGENCY

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28 Lime Kiln Lane, Bridlington, YO16 6TH

Offers Over £225,000

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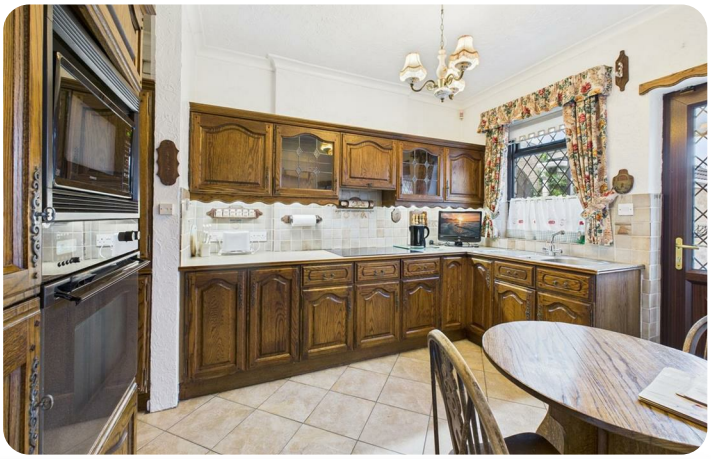

The Property Ombudsman
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28 Lime Kiln Lane

Bridlington, YO16 6TH

Offers Over £225,000

Welcome to Lime Kiln Lane in the coastal town of Bridlington, a detached bungalow in a prime location.
The property features a spacious layout, boasting three inviting reception rooms, providing ample space for relaxation and entertainment. The two well-proportioned bedrooms ensure a restful retreat, while the bathroom is conveniently located.
Situated just a short stroll from the north beach. Residents will appreciate the opportunity to enjoy scenic cliff-top walks, explore the picturesque village of Sewerby, and take leisurely strolls along the promenade that leads directly to the town centre.
The property also features a good-sized garden, ideal for enjoying the fresh sea air.
With no ongoing chain, this bungalow presents an excellent opportunity for those looking to settle in a desirable area with plenty of potential for personalisation. If If you are looking for a retreat by the sea this property is sure to impress. Don't miss the chance to make this bungalow your own.

Entrance:

Upvc double doors into inner porch, tiled floor. Door into a spacious inner hall, built in storage cupboard, central heating radiator and spiral staircase to the loft room.

Lounge:

11'8" x 11'7" (3.57m x 3.55m)
A spacious front facing room, stone fireplace, upvc double glazed bay window, stained glass window and central heating radiator.

Dining room:

13'6" x 11'7" (4.13m x 3.54m)
A rear facing room, stone fireplace, two stained glass windows, two central heating radiators and patio doors into the conservatory.

Conservatory:

10'11" x 7'10" (3.34m x 2.40m)
Over looking the garden, upvc double glazed door.

Kitchen:

13'2" x 8'9" (4.03m x 2.68m)
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, tiled floor, under cupboard lighting, gas boiler, integrated microwave and fridge/freezer. Upvc double glazed window, central heating radiator and upvc double glazed door onto the rear garden.

Bedroom:

11'6" x 9'10" (3.52m x 3.02m)
A spacious front facing double room, brick fireplace, built in wardrobes, upvc double glazed bay window, upvc double glazed window and central heating radiator.

Bedroom:

11'6" x 9'9" (3.52m x 2.98m)
A rear facing double room, upvc double glazed window and central heating radiator.

Shower room:

8'8" x 5'4" (2.65m x 1.64m)
Comprises shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, built in storage cupboards one housing hot water store, upvc double glazed window and ladder radiator.

Wc:

5'7" x 2'3" (1.71m x 0.70m)
Wc, full wall tiled, upvc double glazed window and central heating radiator.

Loft room:

14'2" x 9'11" (4.33m x 3.04m)
Access to the eaves with generous storage, two velux windows and central heating radiator.

Exterior:

To the front of the property is a walled garden with lawn and flower beds.
To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a good size south facing garden. Patio, lawn, pebbled borders, shrubs and bushes. A timber built summer house.

Garage:

Electric up and over door, power and lighting.

Notes:

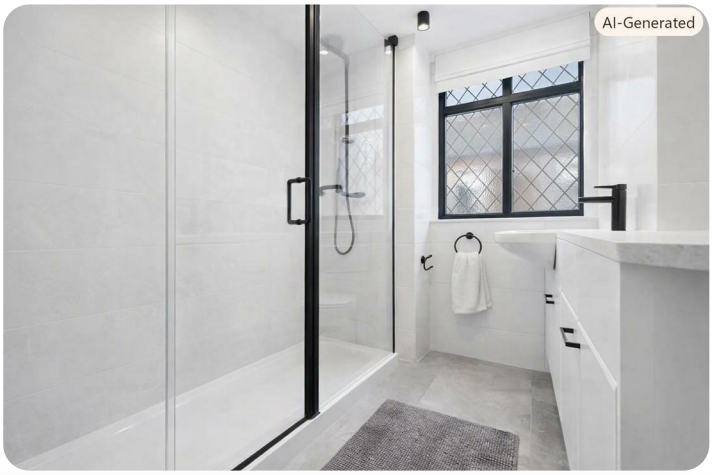
Council tax band: C
Please note the bathroom has been AI generated to show its potential.

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.



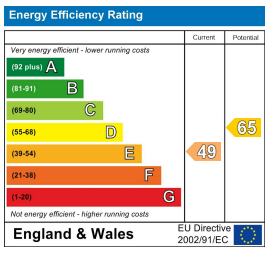
Road Map | Hybrid Map | Terrain Map

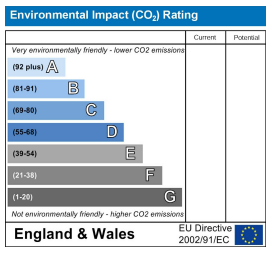
Floor Plan

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





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