



**BELT**  
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## 9 Sewerby Court, Bridlington, YO16 7BD

Price Guide £215,000



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Welcome to Sewerby Court in the coastal town of Bridlington, a three bedroom house that has been thoughtfully modernised by the current owners. This deceptively spacious property boasts three reception rooms, providing ample space for a family. Three comfortable bedrooms and a modern bathroom. The heart of the home is undoubtedly the modern kitchen/diner, the layout is designed to maximise space and light, creating an inviting atmosphere throughout. Situated within easy reach of a variety of local amenities. Residents will appreciate the convenience of nearby shops, schools, and the historic Priory Church, making it an ideal family home. The Old Town is just a short distance away, where you can explore an excellent selection of independent shops, galleries, traditional public houses, and restaurants. Don't miss the chance to make this property your own.

### Entrance:

8'0" x 3'2" (2.44m x 0.99m)

Upvc double glazed door into outer porch. Upvc double glazed door into inner hall.

### Lounge:

15'9" x 9'10" (4.82m x 3.01m)

A spacious front facing room, inset electric fire with oak beam and slate hearth. Upvc double glazed window and central heating radiator.

### Snug/office:

11'1" x 10'5" (3.38m x 3.20m)

A front facing room, two upvc double glazed windows and two central heating radiators.

### Rear lobby:

Upvc double glazed door onto the garden.

### Wc:

5'9" x 3'1" (1.76m x 0.96m)

Wc, wash hand basin, part wall tiled, built in storage cupboard housing gas combi boiler fitted 2025, extractor, upvc double glazed window and ladder radiator.

### Kitchen/diner:

15'10" x 9'8" (4.83m x 2.97m)

Fitted with a range of modern base and wall units, under cupboard lighting, breakfast bar, composite sink unit, electric oven and hob with extractor over. Part wall tiled, understairs storage cupboard, space for a fridge/freezer, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed french doors into the sun room.

### Upvc conservatory:

12'9" x 6'11" (3.90m x 2.12m)

Over looking the garden, central heating radiator.

### First floor:

A Spacious landing, access to large boarded loft space by drop down ladder with power and lighting.

### Bedroom:

14'1" x 11'2" (4.31m x 3.41m)

A spacious double aspect room, two upvc double glazed windows and central heating radiator.

**Bedroom:**

15'8" x 9'8" (4.80m x 2.96m)

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

**Bedroom:**

9'6" x 6'0" (2.92m x 1.83m)

A rear facing single room, two upvc double glazed windows and central heating radiator.

**Bathroom:**

5'11" x 5'7" (1.82m x 1.71m)

Comprises a modern suite, "P" shaped bath with shower attachment, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and ladder radiator.

**Exterior:**

On Street parking.

**Garden:**

To the rear of the property is a good size private fenced garden. Decked patio to lawn, large timber built shed and a water point.

**Notes:**

Council tax band: A

**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



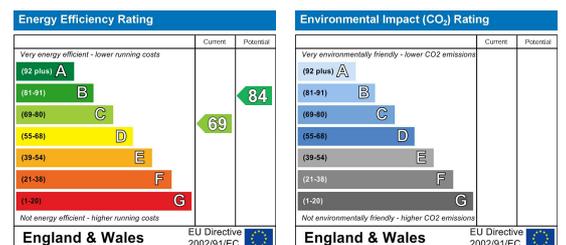
## Floor Plan



## 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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