



5 Cliff Lane  
Bridlington  
YO15 1HA

ASKING PRICE OF

**£260,000**

4 Bedroom Detached Chalk Cottage

■ **Ulllyotts** ■  
EST 1891

01262 401401





Garden

 4    2    3    Garage, Off Road Parking    Gas Central Heating

### 5 Cliff Lane, Bridlington, YO15 1HA

A quirky chalk-built cottage situated on Cliff Lane in Bempton offered with four bedrooms, three bathrooms and good-sized living accommodation. The property is currently used a holiday let and is offered with No Onward Chain.

The village is an established community with its own community hall, public house, village store, primary school and local buses. There is a British Rail link, finding commuting to Scarborough, Bridlington and York handy for this area. The village offers a cross section of community life for families and retired people.

Bempton village is close to the famous Bempton Cliffs, on the spectacular Yorkshire Coast and is

home to a wildlife spectacle when half a million seabirds gather between March and August to raise a family. Puffins, Gannets, Kittiwakes and Guillemots live life on the edge. There are more Gannets acrobatically diving in to the deep here than anywhere else on mainland England. Corn Buntings, Skylarks and Linnets breed in the grassland and scrub where land meets the sea, while Kestrel and Barn Owls hunt under wide open skies, often joined in winter by Short-eared Owls.





Entrance Hall



Lounge



Log Burner



Lounge

## Accommodation

### ENTRANCE HALL

The entrance is via a uPVC door into the entrance hall, with wood panelled walls, tiled flooring, stairs up to first floor landing, radiator and doors to:

### LOUNGE

30' 2" x 14' 5" (9.2m x 4.4m)

With windows to front, side and rear elevation, beams, tiled flooring, feature brick built fire place with multifuel stove in situ, second staircase to first floor and door to:

### DINING ROOM

15' 8" x 10' 9" (4.8m x 3.3m)

With window to rear elevation, uPVC French doors onto garden and parking area, tiled flooring, inset spotlights, beams and door to:

### KITCHEN/DINER

19' 4" x 11' 1" (5.9m x 3.4m)

A good sized kitchen diner with a range of wood effect wall and base units with contrasting black work top over, 1 1/2 bowl stainless steel sink with tap over, space for Countrychef range oven and extractor fan over, built in

fridge freezer, space and plumbing for washing machine and dishwasher, housed ideal gas central heating boiler. Window to front and rear elevation, uPVC stable door onto the garden, tiled flooring, beams and radiator.

### DOWNSTAIRS BEDROOM

10' 9" x 10' 9" (3.3m x 3.3m)

With window to front elevation and radiator.

### DOWNSTAIRS SHOWER ROOM

A downstairs shower room which is partially tiled and partially wet wall panels, quadrant shower with glass screen and electric shower over, WC, wash hand basin, vinyl flooring and extractor fan.

### HALLWAY STAIRCASE

### FIRST FLOOR LANDING

With feature beams, Velux window and doors to:

### BEDROOM 1

10' 5" x 7' 2" (3.2m x 2.2m)

With window to front elevation and Velux, feature beam and radiator.





Dining room



Kitchen / diner



Kitchen



Downstairs bedroom

## BEDROOM 2

9' 2" x 7' 10" (2.8m x 2.4m)

With Velux window and radiator.

## BATHROOM

With panelled 3/4 bath, wash hand basin, WC, partially tiled walls, vinyl flooring, radiator and Velux window.

## LOUNGE STAIRCASE

## FIRST FLOOR LANDING

With wood panelling, Velux window and door to:

## DRESSING ROOM

8' 10" x 8' 6" (2.7m x 2.6m)

With window to front elevation, door to bathroom and opening to:

## MASTER BEDROOM

14' 5" x 12' 1" (4.4m x 3.7m)

With wood panelling, feature beam, exposed chalk walls.

## BATHROOM

With corner bath, wash hand basin, WC, partially tiled walls, beams and vinyl flooring.

## OUTSIDE

The property stands flush to the pavement. There is vehicle access to the side which leads around the rear of the property through double wooden gates to a slate hard standing area.

The rear garden is secure and mainly laid to lawn and is accompanied by blossom trees and shrubs. The main feature is a large rolling lawn flanked by side beds. To the rear of the garden lies a larger than average garage with up and over door.

Note: The property is situated next to Oaklands Farm. The seller has enjoyed uninterrupted access to the rear of the property over part of the farm for 20 years

## DOUBLE GLAZING

The property benefits from Upvc double glazing throughout.





Lounge staircase



Bathroom



Master Bedroom



dressing room / Bedroom 5

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## COUNCIL TAX BAND - HOLIDAY LET AT PRESENT

## ENERGY PERFORMANCE CERTIFICATE - RATED D

## SERVICES

All mains services are available at the property.

## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being

extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## WHAT'S YOURS WORTH?

As local specialists with over 100 years' experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

\*by any local agent offering the same level of service.

## VIEWING

Strictly by appointment with Ulllyotts 01262401401

Regulated by RICS





Hall way staircase



Bedroom 1



Bedroom 2



Bathroom



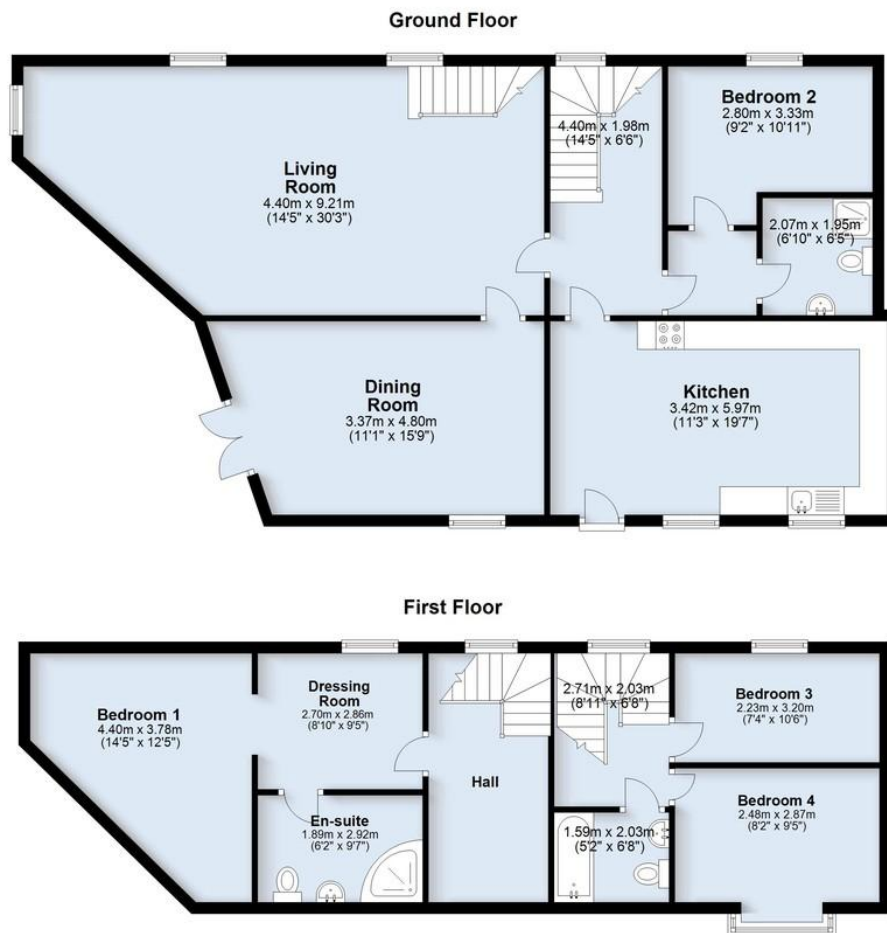
Garage





Front Elevation

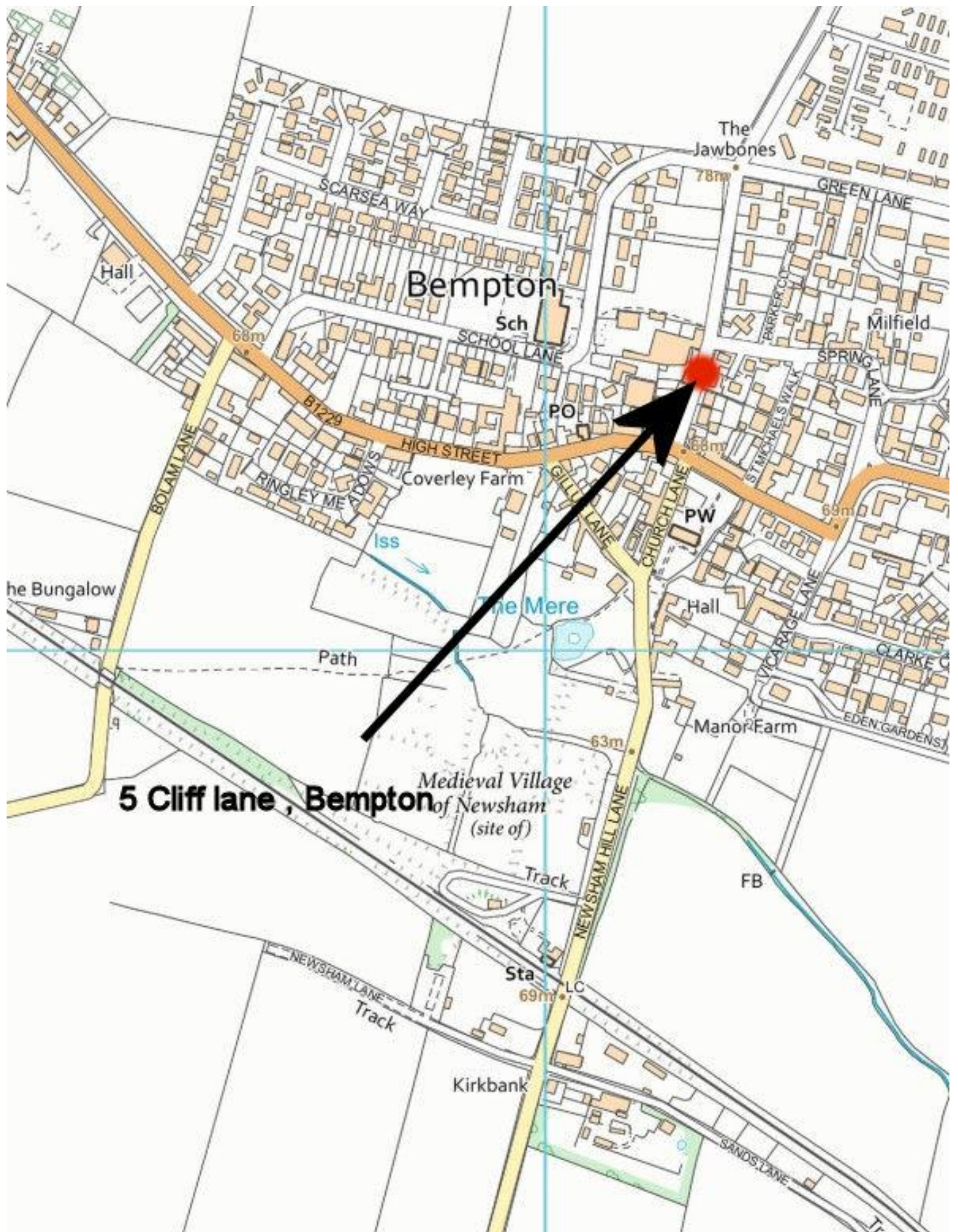
The stated EPC floor area, (which may exclude conservatories),  
is approximately 160 sq m













# Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*



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