

▪ Ulllyotts ▪

EST 1891



15 Bempton Lane
Bridlington

YO16 7EJ

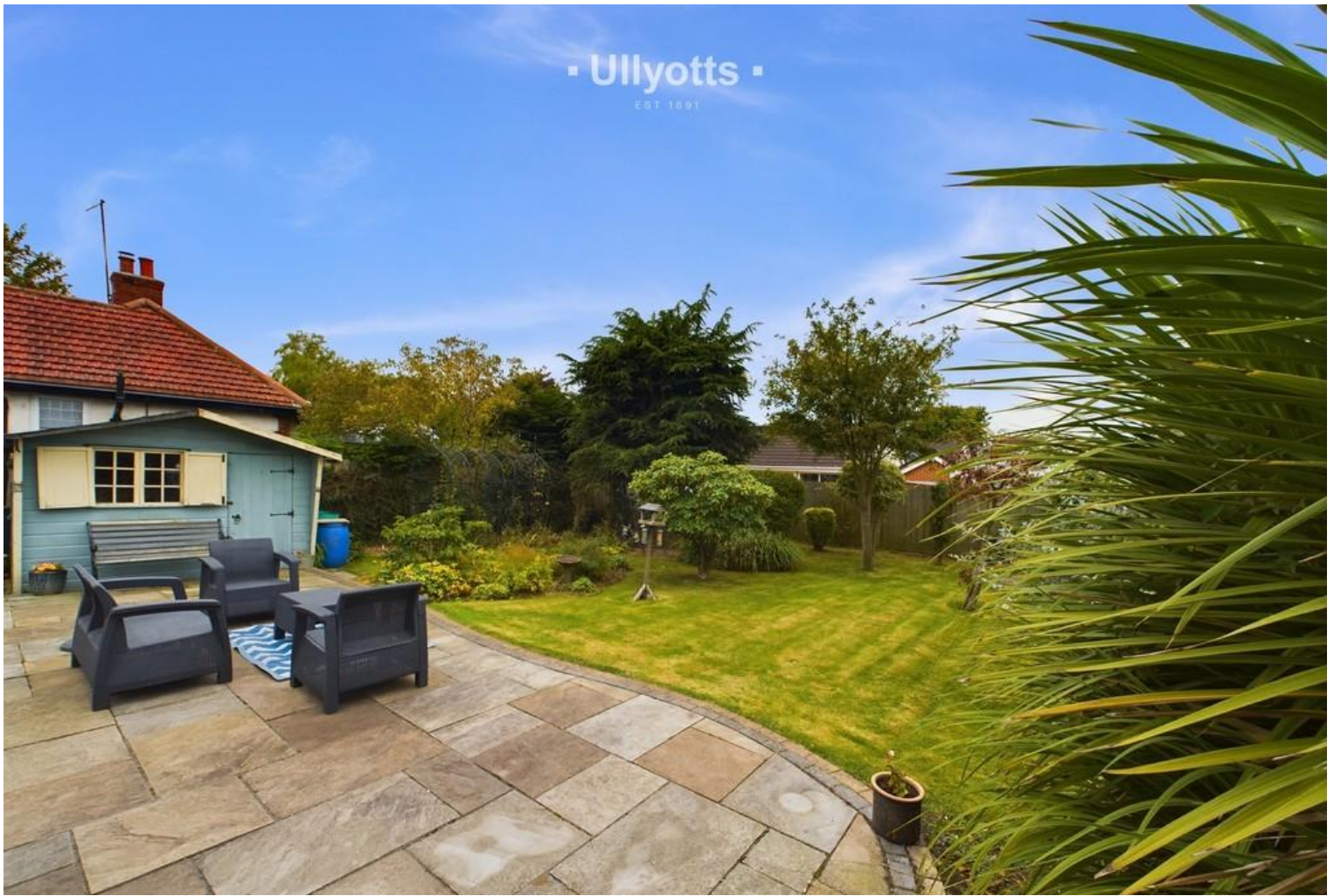
GUIDE PRICE

£295,000

2 Bedroom Detached Bungalow with additional loft room

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Garden 1



2



1



1



Off Road
Parking



Gas Central Heating

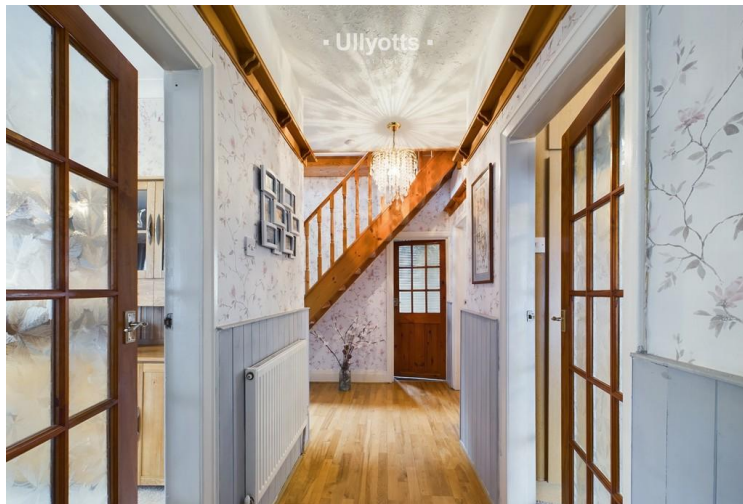
15 Bempton Lane, Bridlington, YO16 7EJ

An immaculate detached bungalow, located on the northern outskirts of the town. Meticulously maintained; the property benefits from two double bedrooms, a versatile loft room, lounge, kitchen/diner, and a conservatory; which opens onto a large garden.

Within walking distance of the property, you will find several small amenities including a supermarket, fish & chip shop, pharmacy, and post office.

A short walk takes you to the Old Town, an original Victorian street; featured in many movies. A diverse selection of restaurants, Public Houses, Antique shops, Beauty Salons, and many more inviting facilities complement it.

Local walks can take you to Sewerby Hall and its stunning gardens, parks, and café, which are all open to the public, along with Danes Dyke nature reserve which offers spectacular scenery and views across the sea.



Hallway



Lounge



Kitchen Diner



Conservatory

Accommodation

ENTRANCE HALL

The entrance features a double-glazed uPVC door leading into a welcoming porch with tiled flooring and windows. A second uPVC door opens into the main entrance hall, which highlights elegant oak flooring, a picture rail, and a radiator. The hall provides access to all ground-floor rooms including a staircase leading to the loft room.

LOUNGE

15' 4" x 11' 11" (4.69m x 3.65m)

The lounge offers a double-glazed bay window to the front aspect and a double-glazed window to the side. The centrepiece of the room is a living flame gas fire with a decorative feature surrounding it. There is coving and a ceiling rose adding charm. The two radiators keep the room comfortably heated.

KITCHEN/DINER

12' 10" x 10' 4" (3.93m x 3.17m)

The oak flooring continues into the kitchen/diner from the hallway. This spacious kitchen/diner has a range of wall and base units, topped with a laminate work surface. A stainless-steel sink and drainer with a mixer tap are set beneath a window, offering views of the rear garden.

The kitchen includes modern appliances, a built-in Beko electric oven, a Whirlpool gas hob, and an integrated extractor fan, with space for additional undercounter appliances. A further double-glazed window is located to the side of the kitchen. The dining area is illuminated by feature hanging lighting, while tiled splash backs add a practical touch. A storage cupboard houses the gas central heating boiler for easy access.

Double doors open into the conservatory, blending indoor and outdoor living.

CONSERVATORY

12' 8" x 9' 1" (3.87m x 2.78m)

Constructed from a combination of double-glazed uPVC and brick, the conservatory features laminate flooring and is kept warm by a radiator, equipped with a TV point and power outlets making it a usable reception room all year round. The rear garden is easily accessible through French doors.



Bedroom 1



Bedroom 2



Bathroom



Bathroom - Shower

BEDROOM 1

13' 6" x 10' 2" (4.13m x 3.11m)

The primary double bedroom features a double-glazed bay window to the front elevation. The room features coving and a radiator. The room benefits from built-in wardrobes offering ample storage and hanging space.

BEDROOM 2

11' 10" x 11' 10" (3.61m x 3.62m)

The secondary double bedroom offers views over the garden through a double-glazed rearview window fitted with plantation-style shutters. The room benefits from a single built-in wardrobe; and features coving, a radiator and washed floorboard-effect laminate flooring.

BATHROOM

8' 5" x 7' 4" (2.58m x 2.25m)

This elegant white bathroom suite features a beautiful whirlpool spa bath with mixer taps over, a floating wash hand basin, WC and a corner shower cubicle with inset spotlighting and mirrors. Along with the radiator and heated towel ladder, there are two double-glazed privacy windows with plantation-style shutters enhancing the elegance of this room. An exterior extractor fan ensures extra ventilation.

LOFT ROOM

21' 0" x 9' 7" (6.41m x 2.93m)

There is additional room space via the hallway accessed by stairs, which takes you to a usable space for an office/games room with EVES storage and built-in shelving. A Velux window opens to the rear elevation.

We have no information as to whether the relevant consents were granted to create this space.

OUTSIDE

To the rear of the property is an enclosed garden featuring a spacious professionally laid patio area. A generous lawn, adorned with plants, shrubs, and trees, with the added benefit of a glass greenhouse and two timber summer houses. A professionally laid pathway leads you to pedestrian-gated access on either side of the property and continues to and around the front.

This beautiful maintained double-fronted bungalow is set behind a shallow wall with two pedestrian gates for easy-side access. A paved parking area to the front of the property provides convenient off-road parking along with a professionally laid pathway that flows through from the rear garden to enhance the bungalow's features.



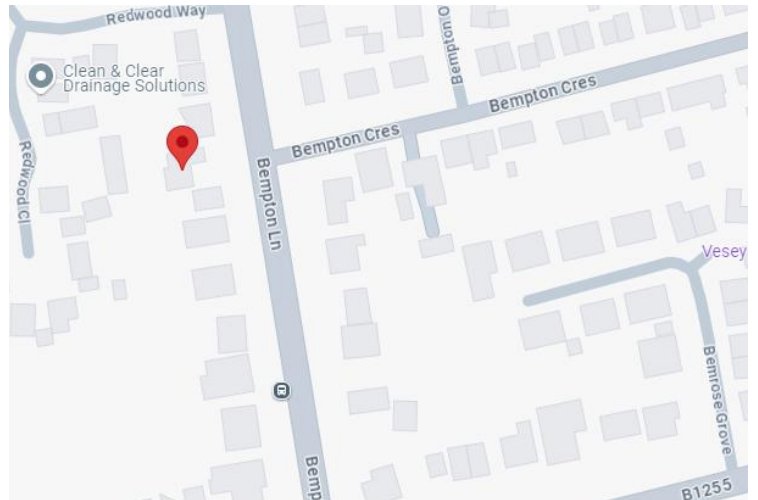
Loft Room



Patio Area



Rear Elevation



Map of the area

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

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

COUNCIL TAX BAND - RATED C

ENERGY PERFORMANCE CERTIFICATE - RATED E

SERVICES

All mains services are available at the property.

NOTE

Heating systems and other services have not been checked by Ulllyotts.

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.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 99 sq m



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