

▪ Ulllyotts ▪

EST 1891



Norway Farm Cliff Lane
Bempton
YO15 1JF

£220,000

3 Bedroom Detached Bungalow

▪ Ulllyotts ▪
EST 1891

01262 401401



Garden



Garage, Off
Road Parking



Oil Central Heating

Norway Farm Cliff Lane, Bempton, YO15 1JF

This three-bedroom detached bungalow, situated on Cliff Lane in Bempton, offers stunning open views and a complete wrap-around garden, offering ample outdoor space for relaxation and gardening. The property includes a detached garage for additional storage or parking. While the home could benefit from general upgrading and modernization, it presents a fantastic opportunity to create a fabulous residence tailored to your preferences.

The property is situated in a quiet location on Cliff Lane in Bempton, surrounded by farm land the property has fabulous open views.

Bempton (1026 population 2021 census) is located just a few miles from Bridlington, with its own railway stop. Bempton Primary School provides education for children aged 3 to 11. The village

nestles in a sheltered valley within the Yorkshire Wolds, so often painted by David Hockney, and yet close to the coast and the spectacular Bempton Cliffs. The towering chalk cliffs are the home of one of the top wildlife spectacles in the UK when around half a million seabirds gather between March and August each year to raise families in and around the cliffs overlooking the sea. Puffins, Gannets, Kittiwakes and Guillemots live life on the edge. There are more Gannets acrobatically diving into the deep sea here than anywhere else on mainland England. In spring and summer 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.



Kitchen



Kitchen



Lounge



Bedroom 1

Accommodation

ENTRANCE HALL

With steps up to a uPVC door into the entrance hall which is 'L' shaped with storage cupboards, loft access, radiator and doors to all rooms.

LOUNGE

12' 4" x 16' 0" (3.77m x 4.88m)

With windows to the front and side elevation, feature fire place and radiator.

KITCHEN

16' 10" x 7' 7" (5.14m x 2.33m)

In need of full refurbishment, the property benefits from a window to the side and rear elevation, wall and base units with work top over. Sink with double drainer and mixer tap over. Door into:

REAR PORCH

6' 11" x 3' 1" (2.13m x 0.94m)

A porch to the rear of the property with oil fired boiler, window to the rear and uPVC door onto the garden.

BEDROOM 1

14' 11" x 10' 0" (4.56m x 3.07m)

With a window to the front and side elevation with open views, built in wardrobe storage and radiator.

BEDROOM 2

11' 9" x 8' 10" (3.59m x 2.70m)

With a window to the front elevation and radiator.

BEDROOM 3

9' 8" x 8' 10" (2.96m x 2.71m)

Window to the side and rear elevation, inset hanging space and radiator.

BATHROOM

7' 4" x 5' 4" (2.26m x 1.63m)

With a window to the rear elevation, vinyl flooring, partially tiled walls, a panelled bath, wash hand basin, WC and radiator.



Bedroom 2



Bedroom 3



Bathroom



Garage

OUTSIDE

A south-facing property with a garden surrounding it offers scope for a keen gardener to put their own stamp on as it is currently a blank canvas. With fabulous open views this property is for someone that is looking for quiet village living.

The property benefits from a gated driveway leading to the garage with double wooden doors.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

TENURE

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

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED D

SERVICES

Water - connected

Electricity - connected

Oil Tank

Septic tank in situ at the property



Front Garden



Rear Elevation



View from Property



Cliffs

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.

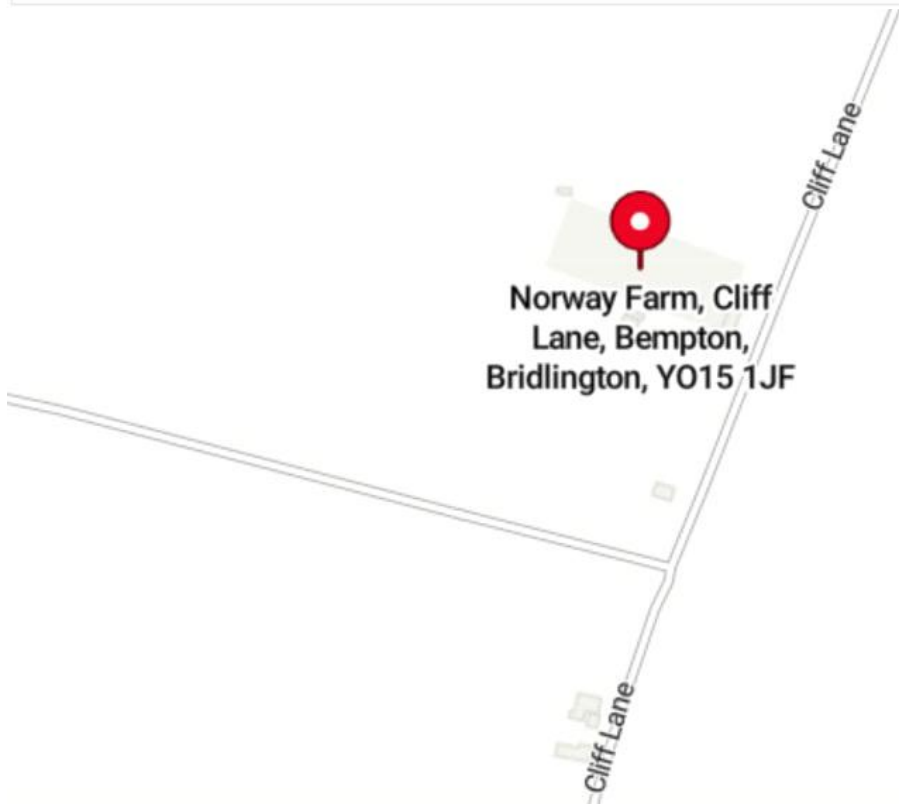
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 82 sq m (882 ft²)



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations