



26 School Lane  
Bempton  
YO15 1JA

ASKING PRICE OF

**£175,000**

**2 Bedroom Semi-Detached Bungalow**





Rear Garden



2



1



1



Garage, Off  
Road Parking



Gas Central Heating

## 26 School Lane, Bempton, YO15 1JA

Set in a desirable village location, this well-presented semi-detached bungalow offers comfortable single-level living with no onward chain. The accommodation includes a welcoming lounge, kitchen, modern shower room, and two bedrooms. Outside, the property features a low-maintenance front garden, a generous rear garden ideal for outdoor enjoyment, ample driveway parking, and a detached garage-making it an ideal choice for those seeking a peaceful, well-connected village lifestyle.

Bempton is a picturesque village nestled in a sheltered valley of the Yorkshire Wolds, just a few miles from Bridlington and benefits from its own train station. The village offers a close-knit community and amenities including Bempton Primary School for children aged 3 to 11. The area is renowned for the dramatic Bempton Cliffs-one of the UK's top wildlife spectacles-where

around half a million seabirds, including puffins and gannets, gather each year. Surrounded by coastal beauty and inspiring countryside, Bempton offers an idyllic setting for nature lovers and families alike.

Bridlington is the nearest town to Bempton, offering a vibrant mix of traditional charm and modern amenities. Known for its award-winning sandy beaches, historic harbour, and bustling promenade, Bridlington is a popular coastal destination. The town provides a wide range of shops, restaurants, schools and leisure facilities, as well as excellent transport links by road and rail. Whether you're seeking seaside relaxation, local culture, or convenient everyday living, Bridlington has something for everyone.





Lounge



Feature Fireplace



Dining Room



Kitchen

## Accommodation

### ENTRANCE PORCH

6' 2" x 3' 4" (1.89m x 1.04m)

Entrance to the property is via a glazed UPVC door, opening into an entrance porch with a built-in storage cupboard and a door leading through to the lounge.

### LOUNGE

17' 3" x 11' 3" (5.28m x 3.44m)

The lounge is a bright and inviting space, featuring a large front-facing window that floods the room with natural light. Decorative coving and a radiator add to the comfort, while a distinctive stone fireplace stretches along one wall, providing both a focal point and practical display space for ornaments, picture frames or a television. A gas fire is in place, with a back boiler discreetly housed behind. A door leads through to the inner hallway, connecting the living space to the rest of the home.

### KITCHEN

10' 1" x 8' 7" (3.08m x 2.63m)

The kitchen is well-presented and thoughtfully laid out, offering a range of wall, base and drawer units with a

worktop over, tiled splashback and wood effect laminate flooring. A stainless steel sink and drainer is positioned beneath a window to the side elevation allowing natural light. Space for appliances including an oven, washing machine and an under-counter fridge and freezer. A glazed UPVC door provides access to the side of the property.

### BEDROOM 1

12' 11" x 11' 6" (3.94m x 3.51m)

Bedroom 1 is a comfortable double room, featuring a window to the rear elevation with pleasant views over the garden. Additional features include a radiator, decorative coving and a built-in storage cupboard housing the hot water tank.

### BEDROOM 2

9' 8" x 8' 6" (2.95m x 2.60m)

The second bedroom is currently arranged as a combined dining area, but offers flexibility to be used as a bedroom if desired. French doors provide direct access to the rear garden, while coving and a radiator complete the space.





Kitchen



Bedroom



Shower Room



Rear Garden

### SHOWER ROOM

6' 0" x 5' 3" (1.85m x 1.61m)

The shower room is clean, low-maintenance, and well-appointed, featuring fully tiled walls and flooring, along with a window to the side elevation. It includes a shower cubicle with a folding door and electric shower, a wash hand basin, WC and a heated towel ladder for added comfort.

### 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 uPVC double glazing throughout.

### GARAGE

15' 8" x 8' 1" (4.80m x 2.47m)

The garage benefits from an up-and-over door providing convenient storage.

### PARKING

A paved driveway provides off-road parking to the side of the property, with additional parking available on the gravelled frontage, offering ample space for multiple vehicles.

### OUTSIDE

To the front, the property is set back from the road behind a low-level fence, featuring a low-maintenance gravelled garden and a paved driveway running along the side. At the rear, a paved patio area with steps leading down to a generously sized lawn, bordered by colourful shrubs and plants, creating a private and inviting outdoor space.

### TENURE

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





Rear Garden



Front of Property



Rear Garden



Garage

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - BAND B

## ENERGY PERFORMANCE CERTIFICATE - RATED E

## 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.

Regulated by RICS

## FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

The digitally calculated floor area is (68.4m2). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>(1)</sup>  
68.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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