



71 School Lane  
Bempton  
YO15 1JA

ASKING PRICE OF

**£219,950**

**2 Bedroom Detached Bungalow**



Rear Elevation

2

1

1

1

Garage, Off  
Road Parking

1

Gas Central Heating

## 71 School Lane, Bempton, YO15 1JA

Tucked away on School Lane in the picturesque village of Bempton, this detached bungalow presents an excellent opportunity for those seeking a peaceful home close to the coast. The accommodation includes a bright lounge, fitted kitchen, conservatory, two bedrooms and a shower room, all arranged across a practical single level.

Externally, the property enjoys attractive front and rear gardens, ample driveway parking and a garage, with the added benefit of further secure parking to the rear via gated access.

Bempton (1026 population 2021 census) is located just a few miles from Bridlington, with its own railway stop. 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.

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.



Entrance Hall



Lounge



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

12' 11" x 4' 3" (3.94m x 1.30m)

The entrance hall is approached via a glazed uPVC door and features a radiator, coving, loft hatch, and a useful storage cupboard, with access leading to all rooms.

### LOUNGE

15' 10" x 11' 7" (4.84m x 3.55m)

The lounge is a bright and welcoming space, featuring a bow window to the front elevation, radiator, and coving. A fireplace with stone-tiled hearth provides a focal point, previously accommodating a log burner but now offering scope for an electric fire.

### KITCHEN

9' 8" x 8' 7" (2.97m x 2.64m)

The kitchen is well-appointed with a range of wall, base and drawer units complemented by shelving, worktops, tiled splashbacks and tile-effect vinyl flooring. A sink and drainer with a mixer tap over is set beneath a side-facing window, allowing plenty of natural light, enhanced by overhead spotighting. There is provision for appliances including a washing machine, fridge-freezer and oven,

together with a radiator, and a uPVC door leading directly into the conservatory.

### CONSERVATORY

16' 6" x 9' 2" (5.04m x 2.80m)

The conservatory is of part uPVC and brick construction, featuring opening windows that provide delightful views of the garden, and French doors that open directly onto the outdoor space.

### BEDROOM 1

11' 7" x 10' 9" (3.55m x 3.28m)

The master bedroom is located to the rear of the property, enjoying pleasant garden views. It features coving, a radiator and a built-in storage cupboard with shelving that also houses the gas central heating boiler.

### BEDROOM 2

10' 7" x 8' 7" (3.24m x 2.64m)

The second bedroom is positioned at the front of the property and features a window allowing natural light, coving and a radiator.



Conservatory



Bedroom 1



Bedroom 2



Shower Room

## SHOWER ROOM

7' 10" x 5' 8" (2.39m x 1.75m)

The shower room is elegantly finished with fully tiled walls and grey wood-effect vinyl flooring. It features a rear-facing window, coving, a wash hand basin with fitted mirror and glass shelf above, WC and a shower cubicle with sliding doors and thermostatic shower. A heated towel rail completes this practical space.

## 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.

## PARKING/GARAGE

18' 11" x 8' 3" (5.79m x 2.52m)

The property offers off-street parking with direct access to the garage, as well as rear access via The Meadows. The garage features an up-and-over door, power and lighting, and a personnel door providing convenient access to the garden.

## OUTSIDE

To the front, the property enjoys a private setting behind conifer hedging, with a low-maintenance gravelled frontage and a paved pathway leading to the entrance. A side gate provides rear garden access. At the rear, the garden is low-maintenance, featuring paved and gravelled areas, shrub borders, two storage sheds and gated access for further parking.

## TENURE

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

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - C

## ENERGY PERFORMANCE CERTIFICATE - RATED D



Shower Room



Rear Garden



Seating Area



Drive and Garage

## 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 Ullyotts 01262 401401 Option 1

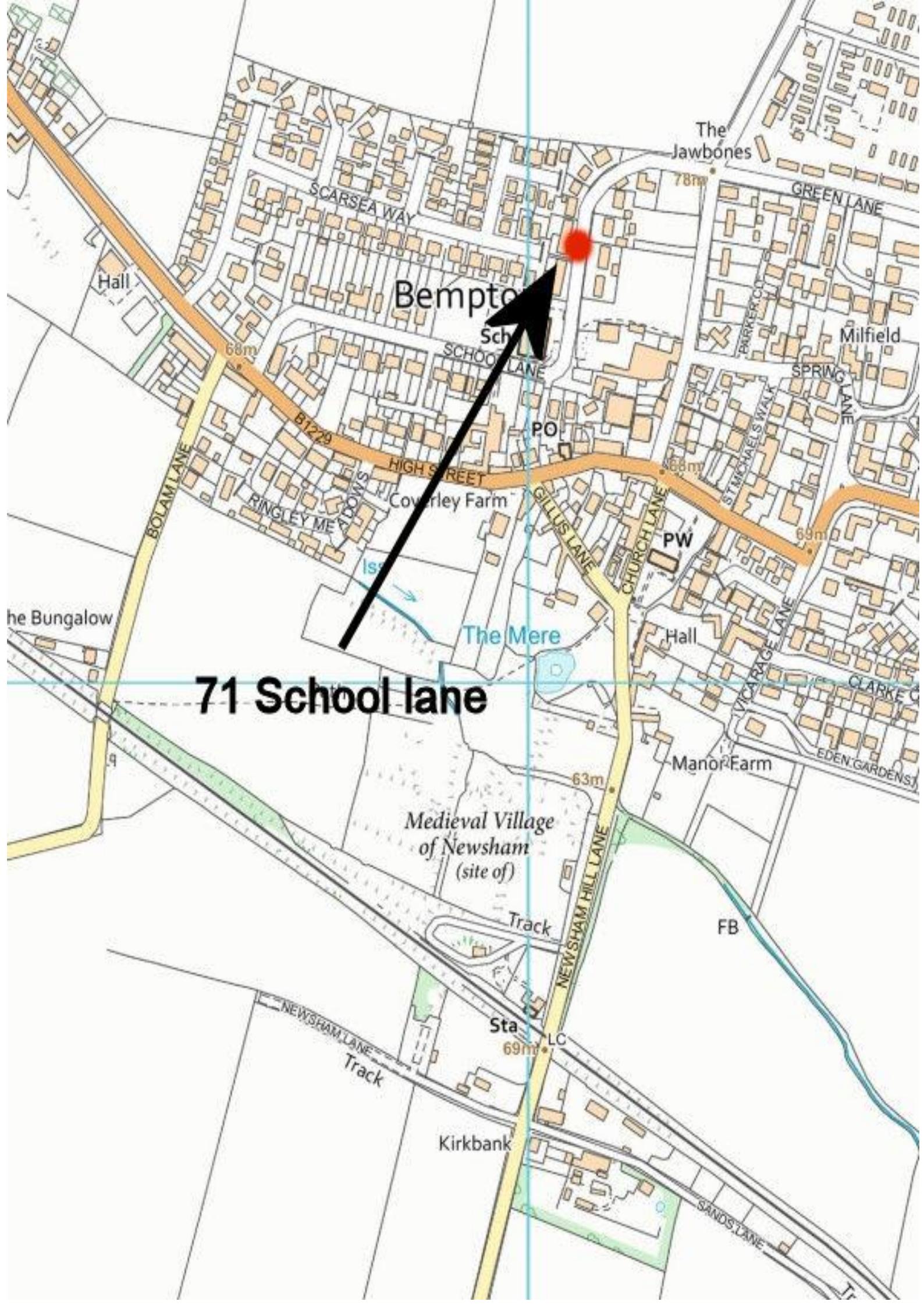
Regulated by RICS

## 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 (86.4m<sup>2</sup>). This area may differ from the floor area on the Energy Performance Certificate.





**71 School lane**

▪ Est. 1891 ▪

# Ullyotts

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