



107 Bampton Lane  
Bridlington  
YO16 6HA

GUIDE PRICE

£349,500

3 Bedroom Detached Bungalow





Rear Garden



## 107 Bempton Lane, Bridlington, YO16 6HA

This beautifully renovated three bedroom detached bungalow has been updated throughout to a high standard and is now offered in turnkey condition with new radiators, internal oak doors, newly decorated, recently fitted carpets and brand new bathroom and kitchen. The home features a spacious open-plan dining kitchen and lounge, creating a bright and inviting heart of the property, with an inner hall leading to three bedrooms and a stylish, fully refurbished bathroom. Set on a fantastic corner plot, the bungalow benefits from a driveway and parking to the rear, providing convenience and privacy along with a full landscaped garden with a mixture of lawn and Indian stone. Offered with no onward chain, this property presents an ideal opportunity for those seeking a ready-to-move-in home. The property itself is situated on the corner of Bempton Lane and Trentham Drive in Bridlington and is on the north side of the town offering excellent amenities including a little convenience store just around the corner on Trentham Drive. A short drive away is the

parade of shops on Marton Road which provides a convenience store, fish and chip shop, pharmacy and hairdresser. A cut through Aysgarth Rise from Darwin Road takes you to the Friendly Forrester public house and eatery, the Co-Op Supermarket and the North Library just off Martongate. The area benefits from a reliable bus route, making it ideal for families and retirees. Access to highly regarded schools, including Burlington and Martongate Primaries (ages 3-11) and Headlands School (ages 11-18).

Bridlington is a charming seaside town on the East Yorkshire coast, known for its beautiful beaches, historic harbour and vibrant promenade. With its blend of traditional seaside attractions, quaint Old Town and scenic coastal walks, including the nearby Flamborough Head and Bempton Cliffs, Bridlington offers a perfect mix of relaxation, natural beauty and heritage. Popular with families and holidaymakers, the town also has a thriving local community, making it a delightful place to call home.



Entrance Hall



Open Plan Lounge/Dining/Kitchen Area



Open Plan Lounge/Kitchen/Dining Area



Kitchen Area

## Accommodation

### ENTRANCE HALL

7' 2" x 3' 9" (2.19m x 1.15m)

Entrance to the property is via a side uPVC door into the main inner hall, which features loft access to a partially boarded loft with a pull down ladder, a radiator, a storage cupboard and doors leading to the open plan lounge dining and kitchen and all three bedrooms and the bathroom.

### LOUNGE/DINER

20' 3" x 19' 1" (6.18m x 5.82m)

The open-plan L-shaped lounge and dining area is wonderfully light and spacious, with dual side-facing windows and double UPVC doors that flood the room with natural light. Three radiators provide warmth throughout, and the high-quality carpet adds a touch of comfort, all seamlessly flowing into the stylish adjoining kitchen.

### KITCHEN

The kitchen, while still open to the dining area, is defined by wood-effect flooring and a breakfast bar that extends into the dining space, creating a casual area for quick

meals. The newly fitted kitchen features a range of shaker-style wall, base, and drawer units with worktops and a brick effect tiled splashback. Fitted appliances include an under-counter fridge and freezer, an eye-level double oven, electric hob, and extractor fan, complemented by a composite sink and drainer with a mixer tap over. Inset spotlighting illuminates the space and a UPVC door provides direct access to the rear garden.

### BEDROOM 1

12' 5" x 9' 10" (3.81m x 3.01m)

The master bedroom features a front-facing window, a radiator and high-quality carpeting that complements the lounge, dining area, hallway and the other bedrooms.

### BEDROOM 2

10' 2" x 9' 6" (3.10m x 2.91m)

The second bedroom also benefits from a front facing window and a radiator.





Kitchen / Dining Area



Bedroom 1



Bedroom 2



Bedroom 3

### BEDROOM 3

9' 10" x 9' 7" (3.02m x 2.94m)

The third bedroom offers versatility, functioning as an additional bedroom or alternatively as a home office or craft room, featuring a side-facing window and a radiator.

### BATHROOM

8' 4" x 6' 9" (2.56m x 2.07m)

The bathroom is beautifully presented, with wood-effect flooring and elegant marble-effect half-tiled walls. It comprises a side-facing window, a vanity wash hand basin with a light-up wall-mounted mirror, WC and a panelled bath with a glass screen and thermostatic shower, complete with a heated towel rail for added convenience.

### 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.

### OUTSIDE

To the front, the property enjoys a private setting behind mature trees on a corner plot, with a generous lawn creating a sense of space and an Indian stone pathway leading to gated access to the rear garden. Recently refitted fencing borders the rear, providing security, while off-road parking for three vehicles offers access to the garage. A further gate provides convenient entry via the back garden.

The rear garden is immaculately maintained, combining a lush lawn with Indian stone patio and pathways.

Featuring a mature apple tree, it provides a beautiful, tranquil space while offering a blank canvas for anyone wishing to add further colour or landscaping.

### GARAGE / PARKING

To the rear of the property, off-street parking is available, with access to the garage, which features an up-and-over door and has power and lighting connected.



Bathroom



Bathroom



Rear Elevation



Garage and Drive

## 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 - D

## ENERGY PERFORMANCE CERTIFICATE - RATED D

Work has been done to the property since this rating was given.

## 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.

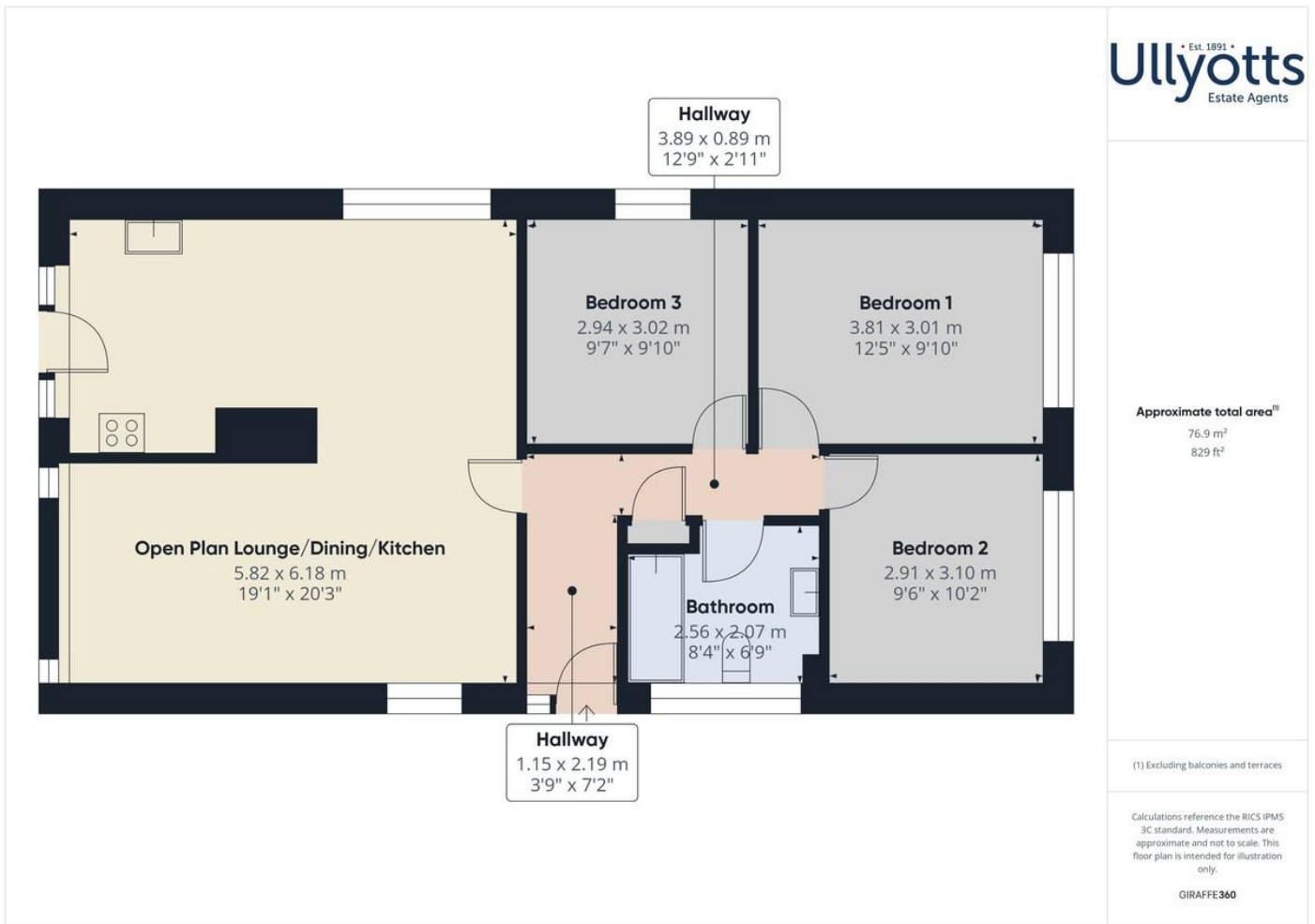
Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts 01262 401401  
Option 1

Regulated by RICS

The digitally calculated floor area is 82 sq m (883 sq ft). This area may differ from the floor area on the Energy Performance Certificate.







107 Bampton Lane





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