



39 Clarke Crescent
Bempton

YO15 1JJ

ASKING PRICE OF

£215,000

2 Bedroom Semi-Detached Bungalow



Dressing Room

 2
  2
  2
  Garage
  Gas Central Heating

39 Clarke Crescent, Bempton, YO15 1JJ

A beautifully presented semi-detached bungalow offering flexible and spacious accommodation. The ground floor features two bedrooms, one of which could equally serve as a dining room, along with a comfortable lounge, well-appointed kitchen and shower room. Upstairs, the master bedroom benefits from a dressing area, en-suite bathroom and an additional space that could be used as an office or crafts area. Externally, the property boasts a double tandem garage, off-street parking and gardens to both the front and rear.

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 often captured by David Hockney, 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



Kitchen



Bedroom 1



Bedroom 2/Dining Room

Accommodation

ENTRANCE HALL

11' 10" x 2' 7" (3.62m x 0.80m)

Access to the property is via a side glazed uPVC door leading into the entrance porch, which features tiled flooring. A further uPVC door with stained glass opens into the main entrance hall, complete with coving, a radiator, doors to all principal rooms and stairs rising to the first-floor landing.

LOUNGE

15' 10" x 10' 5" (4.84m x 3.19m)

The space is light and airy, featuring a bow window to the front elevation, coving to the ceiling, a radiator, and a useful storage cupboard. A feature brick fireplace with a gas fire in situ provides an attractive focal point to the lounge.

KITCHEN

10' 9" x 8' 6" (3.28m x 2.60m)

This beautifully presented kitchen is well equipped and fitted with a range of wall, base and drawer units complemented by a worktop and a tiled splashback. Quality Neff appliances include a double oven, four-ring

induction hob and extractor fan, along with an integrated washing machine, dryer and fridge freezer. A composite sink with mixer tap and drainer is perfectly positioned beneath a front-facing window, filling the space with natural light. Additional features include under-cabinet lighting, a wall-mounted gas central heating boiler and a radiator.

BEDROOM 1

12' 3" x 9' 6" (3.74m x 2.91m)

Located on the ground floor, this bedroom enjoys views over the rear garden through a window to the rear. The space is well appointed with fitted wardrobes, additional overhead storage, drawers and display shelving, providing excellent storage solutions and a radiator.

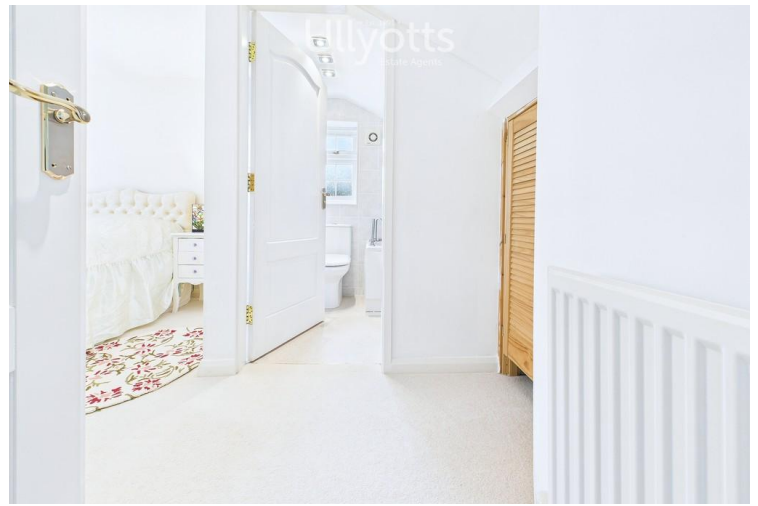
BEDROOM 2/DINING ROOM

9' 5" x 8' 4" (2.88m x 2.56m)

Currently arranged as a dining and sitting area, this versatile room features coving, a radiator and French doors opening directly onto the garden, a space that can easily adapt to suit a bedroom, home office or formal dining area.



Shower Room



Landing



Bedroom



Dressing Room

SHOWER ROOM

6' 5" x 5' 4" (1.98m x 1.64m)

The shower room is thoughtfully designed with a corner shower enclosure featuring sliding doors and a thermostatic double-head shower. It also includes a vanity wash hand basin and a corner WC, all complemented by tiled walls and vinyl flooring. A radiator and a side-facing window provide warmth, natural light, and ventilation.

FIRST FLOOR LANDING

The landing provides an opening to the right leading to a crafts or dressing room and an opening to the left giving access to a dressing area, offering flexible and practical use of the first-floor space.

OFFICE / CRAFTS ROOM

7' 6" x 6' 8" (2.31m x 2.04m)

This versatile room, ideal as a home office or creative workspace, is filled with natural light from a rear-facing window and features a radiator, making it a comfortable and practical area for work or hobbies.

DRESSING ROOM

9' 2" x 9' 1" (2.80m x 2.79m)

This charming space, which can serve as a dressing room or a cozy sitting area, features a radiator, a sloped ceiling with a Velux window complete with an inset blind and inset spotlights, creating a bright and inviting atmosphere. A door provides access to:

LOBBY AREA

5' 6" x 3' 7" (1.68m x 1.11m)

The lobby offers a practical transition space, featuring a radiator, a storage cupboard and inset spotlight. It provides convenient access to the bedroom and bathroom.

BEDROOM

9' 5" x 8' 5" (2.89m x 2.58m)

This light and airy bedroom enjoys a rear-facing window that fills the room with natural light. It is thoughtfully fitted with wardrobes with sliding doors, providing excellent storage and features a radiator for added comfort.



Office/Craft Room



Bathroom



Garden



Garage

BATHROOM

7' 8" x 4' 9" (2.36m x 1.47m)

The bathroom is fitted with a slightly shorter-than-average panelled bath, complete with a mixer tap and pull-out shower, alongside a vanity wash hand basin and WC. Tiled walls and vinyl flooring combine practicality with style, while a radiator, inset spotlighting, and a side-facing window provide warmth, illumination, and natural ventilation.

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

32' 11" x 8' 9" (10.05m x 2.68m)

The property features a double tandem garage with an electric up-and-over door, power and lighting and an inset inspection pit. A personnel door provides convenient access to the garden, making the space highly practical for vehicles, storage, or workshop use.

OUTSIDE

To the front, the property is set back from the road at the head of a quiet cul-de-sac, featuring lawn, ample off-street parking, and access to the garage.

To the rear, a lawned garden with mature shrubs and trees provides a private outdoor space, with potential for further development or landscaping to suit individual preferences.

TENURE

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

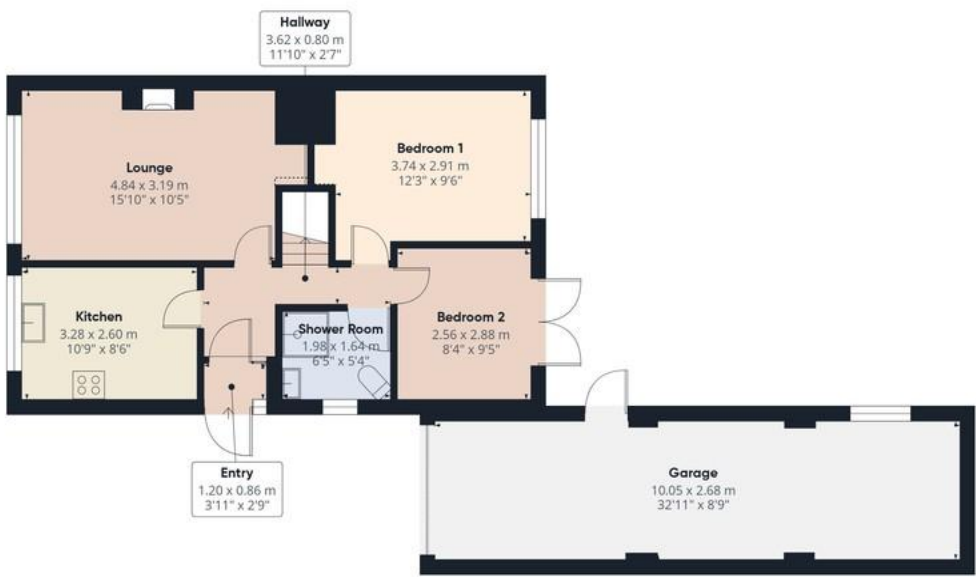
SERVICES

All mains services are available at the property.

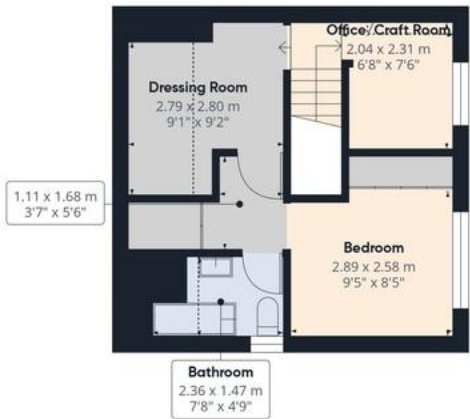
COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - AWAITED

The digitally calculated floor area is 107 sq m (1,149 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area⁽¹⁾

105.9 m²
1140 ft²

Reduced headroom

4.6 m²
50 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

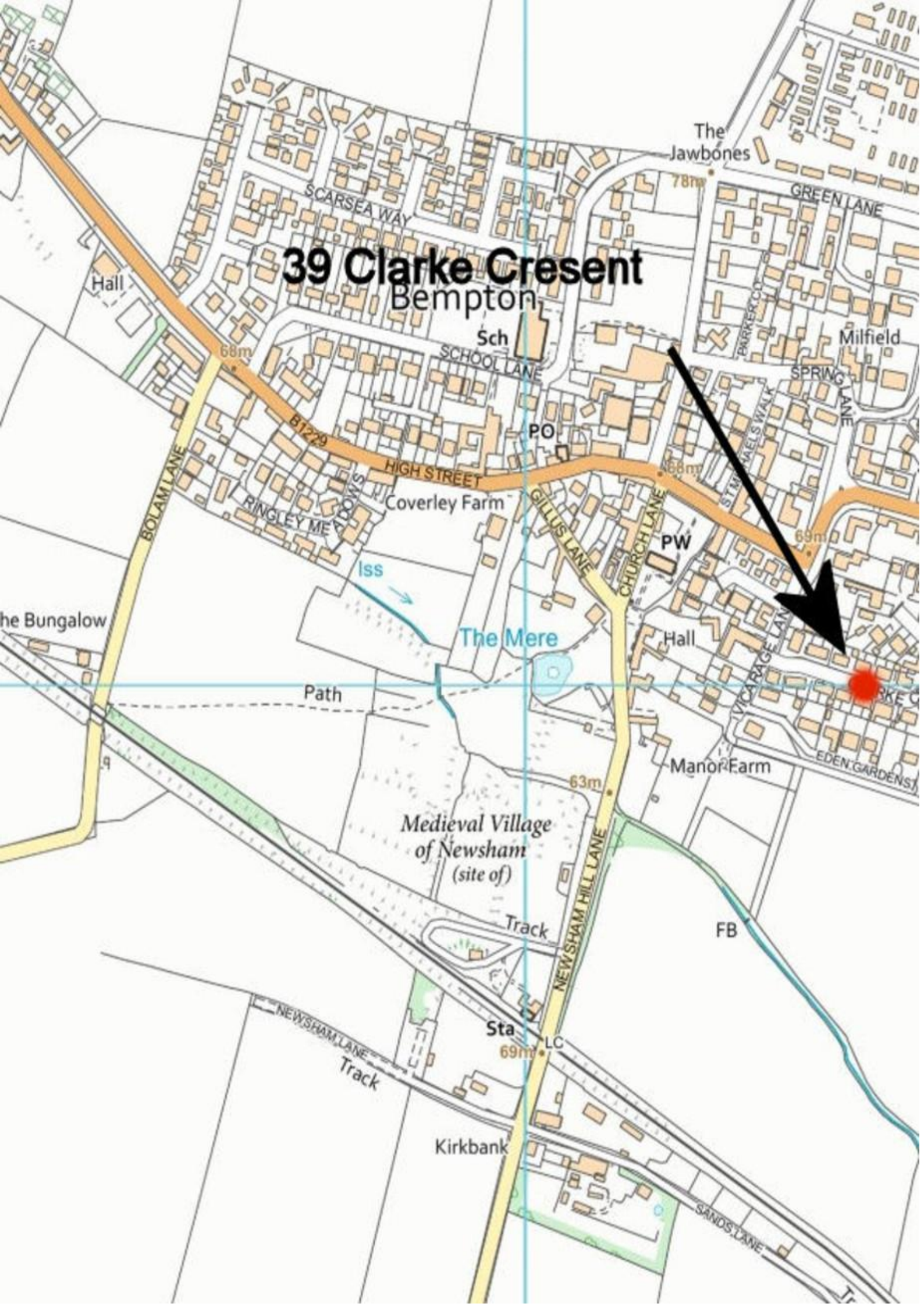
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information 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



39 Clarke Crescent

Bampton

Sch

SCHOOL LANE

PO

HIGH STREET

Coverley Farm

PW

Hall

Manor Farm

Medieval Village
of Newsham
(site of)

Track

Sta

69m

LC

Kirkbank

FB

SANDS LANE

GREEN LANE

Milfield

SPRING LANE

BURKETT

ST MICHAELS WALK

VICARAGE LANE

EDEN GARDEN ST

SCARSEA WAY

Hall

68m

87229

RINGLEY ME

ISS

Path

he Bungalow

q

NEWSHAM LANE
Track

NEWSHAM HILL LANE

GILLIS LANE

CHURCH LANE

BOLAM LANE

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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