



Vicarage Lane, Bridlington, , YO15 1HF

Asking Price £360,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



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**Asking Price £360,000**

Welcome to your dream home in the heart of Bempton! This exquisite four bedroom detached property boasts not only ample off-road parking but also an undeniable curb appeal that welcomes you upon arrival.

Step into luxury through the large and spacious entrance hallway, setting the tone for the rest of this remarkable home. The downstairs features a convenient WC for guests, and a front living area that exudes warmth with a fireplace, complemented by large windows that flood the space with natural light.

The heart of the home lies in the newly fitted kitchen, designed with both style and functionality in mind. There's room for a range cooker and is fitted with beautiful wooden worktops, and it seamlessly flows into an open-plan extra living space and dining area. The patio door opens up to the rear garden, creating a perfect blend of indoor and outdoor living. Adjacent to the kitchen is a spacious utility room, providing practicality to meet your everyday needs.

As you ascend the stairs, a featured arched window and a generously sized landing welcome you to the upper level. The three spacious double bedrooms offer comfort and tranquillity, while a fourth single bedroom, currently used as an office space, adds versatility to the layout.

The renovated bathroom is a haven of relaxation, featuring a free-standing bath tub for those indulgent moments of self-care. Natural light continues to play a prominent role in every room, ensuring a bright and airy atmosphere throughout the entire property.

The extensive rear garden is a true outdoor oasis, complete with a seating summerhouse and a shed for additional storage. Imagine enjoying lazy afternoons or entertaining guests in this private and beautifully landscaped space.

This exclusive property is a rare gem in Bempton, offering a perfect blend of style, comfort, and functionality. Don't miss the opportunity to make this dream home yours – schedule your viewing today and experience the epitome of refined living.







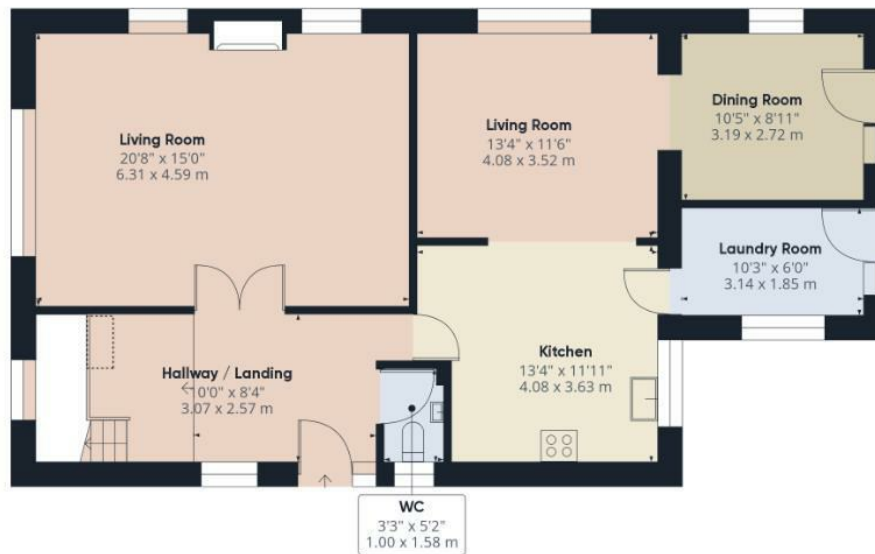


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

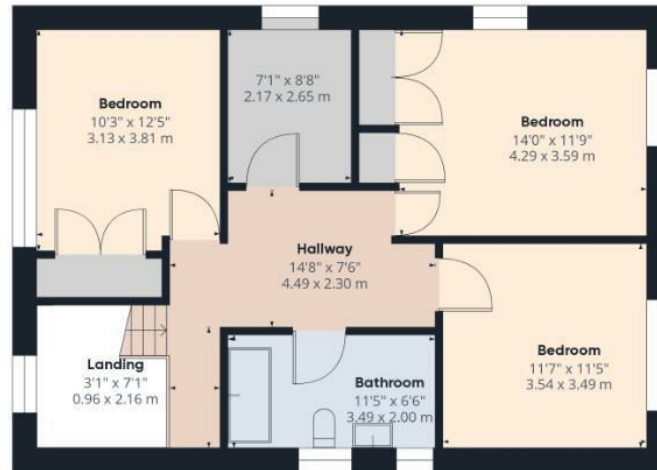
**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor



Floor 1

**HUNTERS®**

Approximate total area<sup>††</sup>

1706.79 ft<sup>2</sup>  
158.57 m<sup>2</sup>

Reduced headroom

4.21 ft<sup>2</sup>  
0.39 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01262 674252 | Website: [www.hunters.com](http://www.hunters.com)

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