

# HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

## Clarke Crescent

Bempton, Bridlington, YO15 1JJ

By Auction £150,000



Council Tax: C



HUNTERS



HUNTERS

# 44 Clarke Crescent

Bempton, Bridlington, YO15 1JJ

By Auction £150,000



Nestled on a peaceful cul-de-sac in the highly sought-after village of Bempton, this deceptively spacious dormer bungalow awaits, offering the perfect canvas for you to create your dream home!

As you step through the front door, you're greeted by a welcoming hallway, leading you past the staircase into the cozy living room, situated at the front of the property, adorned with a charming feature fireplace.

Continue your journey into the bright and generously sized kitchen, eagerly awaiting your personal touch. With its versatile layout, this kitchen presents an opportunity to unleash your creativity and design a culinary haven that perfectly suits your lifestyle.

Adjacent to the kitchen, discover another versatile reception room, poised to become whatever you desires – a formal dining area, a home office, or a tranquil retreat for relaxation and entertainment.

Convenience meets comfort with a ground floor bathroom featuring a shower over the bath, ensuring practicality for everyday living.

Ascending the staircase, you'll find two inviting bedrooms upstairs – one spacious double and a charming single, each offering a peaceful sanctuary for rest and rejuvenation. Completing the upper level is a convenient shower room, adding an extra layer of comfort and functionality.

Step outside into the low-maintenance rear garden, featuring a delightful combination of patio and gravel areas, perfect for alfresco dining and outdoor leisure. The property boasts field views to the rear, creating a picturesque backdrop for relaxation.

Additionally, a patio area around the side of the property, complemented by a handy shed for storage convenience. With off-road parking to the front of the property, convenience is at your doorstep, ensuring effortless access to your home.

Don't miss out on the opportunity to make this deceptively spacious bungalow your own. Schedule your viewing today and seize the chance to embrace the tranquil lifestyle of Bempton living!

Tel: 01262 674252



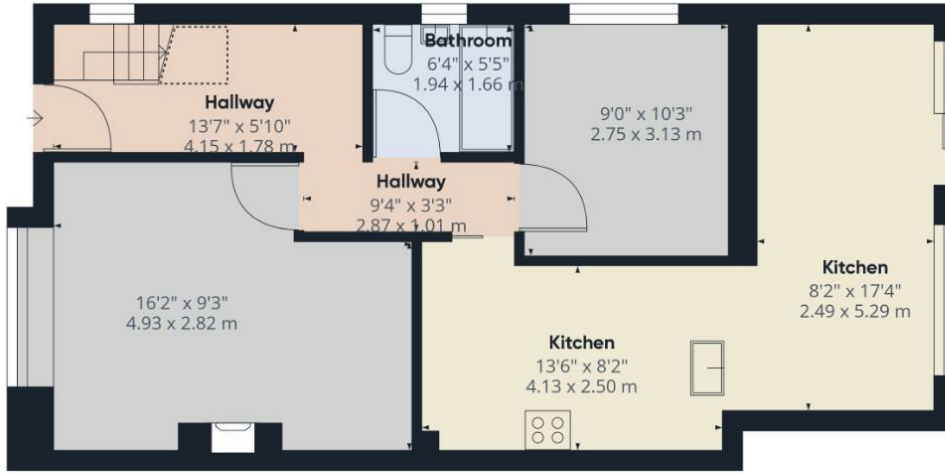
### Hybrid Map



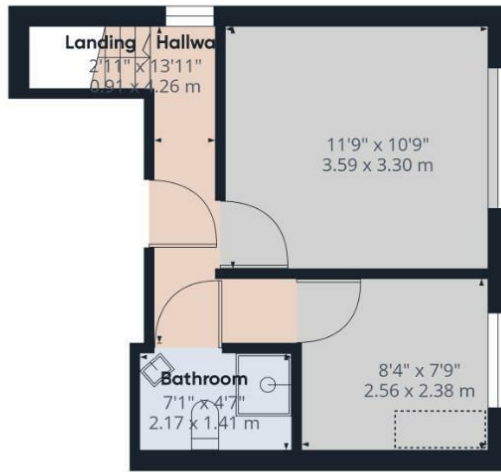
### Terrain Map



### Road Map



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 986.49 ft<sup>2</sup>  
 91.65 m<sup>2</sup>

**Reduced headroom**  
 20.21 ft<sup>2</sup>  
 1.88 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

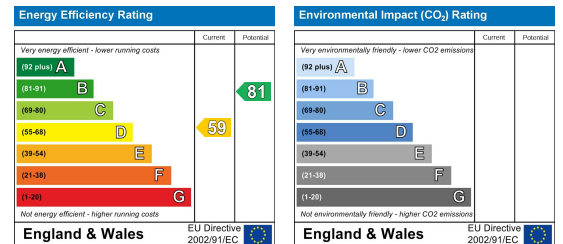
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

### Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.