

# HUNTERS®

HERE TO GET *you* THERE



## High Street

Bempton, Bridlington, YO15 1HB

Price £175,000



Council Tax: A



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# 34 High Street

Bempton, Bridlington, YO15 1HB

Price £175,000



Nestled within the tranquil embrace of Bempton village, lies a veritable sanctuary of charm and character – a captivating two bedroom mid-terrace cottage that beckons with an allure all its own. As you cross the threshold, prepare to be enchanted by the symphony of character that unfolds around you.

Step into the generously proportioned lounge, where the focal point is an exposed brick fireplace adorned with a rustic log burner, its flickering flames casting a warm glow against a feature stone wall that stands as a testament to the cottage's storied past. Here, exposed beams cradle the space in rustic elegance, lending an air of timeless charm.

Venture into the heart of the home – the kitchen – where modernity meets tradition in perfect harmony. An array of integrated appliances awaits your culinary endeavours, nestled amidst ample cupboard and worktop space, inviting creativity and culinary exploration.

Discover a dining area bathed in the soft glow of wall lights and framed by yet more exposed beams, offering a serene space for intimate gatherings and shared moments of conviviality.

Beyond lies the pièce de résistance – a spacious and inviting conservatory overlooking the meticulously manicured rear garden, a verdant oasis of tranquillity and repose.

Ascending the stairs, the master bedroom unfolds before you, its sloped ceilings embracing you in a cocoon of comfort. Integrated wardrobes stand sentinel against a wooden panelled wall, a rustic touch that speaks of the cottage's heritage.

Adjacent lies the family bathroom, where an over-bath shower awaits.

Completing the picture is the second bedroom, its generous proportions bathed in soft light, with sloped ceilings and yet another wooden panelled wall lending a sense of rustic charm.

Outside, the rear garden awaits, a tapestry of greenery and blooms unfolding beneath the sun's benevolent gaze. Decked seating areas beckon you to linger awhile.

To experience this charming cottage first-hand, schedule a viewing!



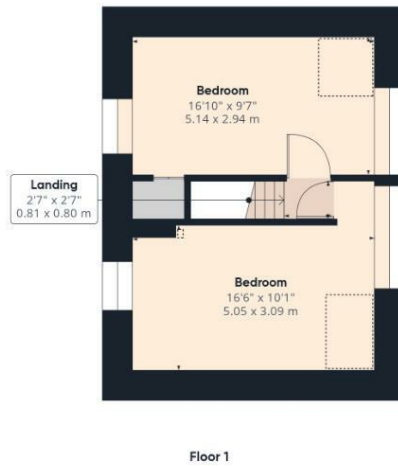
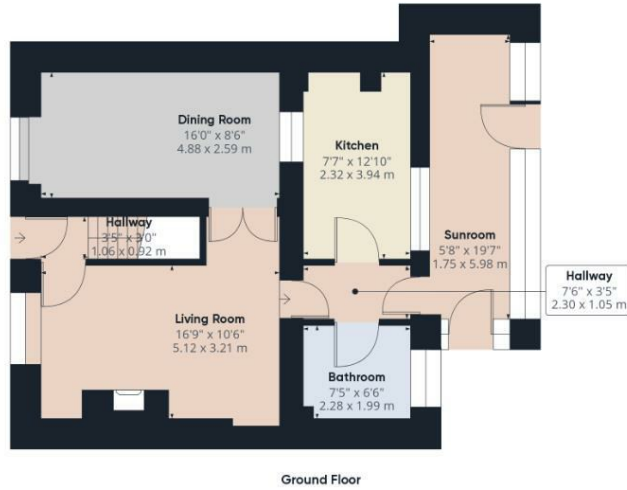
## Hybrid Map



## Road Map



## Terrain Map



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Approximate total area<sup>(1)</sup>  
1033.84 ft<sup>2</sup>  
96.05 m<sup>2</sup>

Reduced headroom  
31.2 ft<sup>2</sup>  
2.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

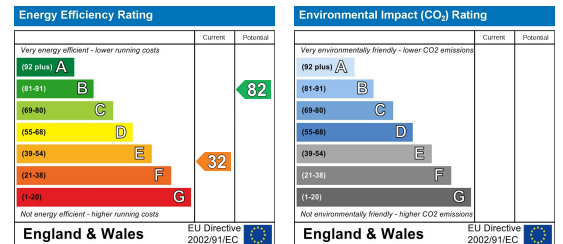
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.