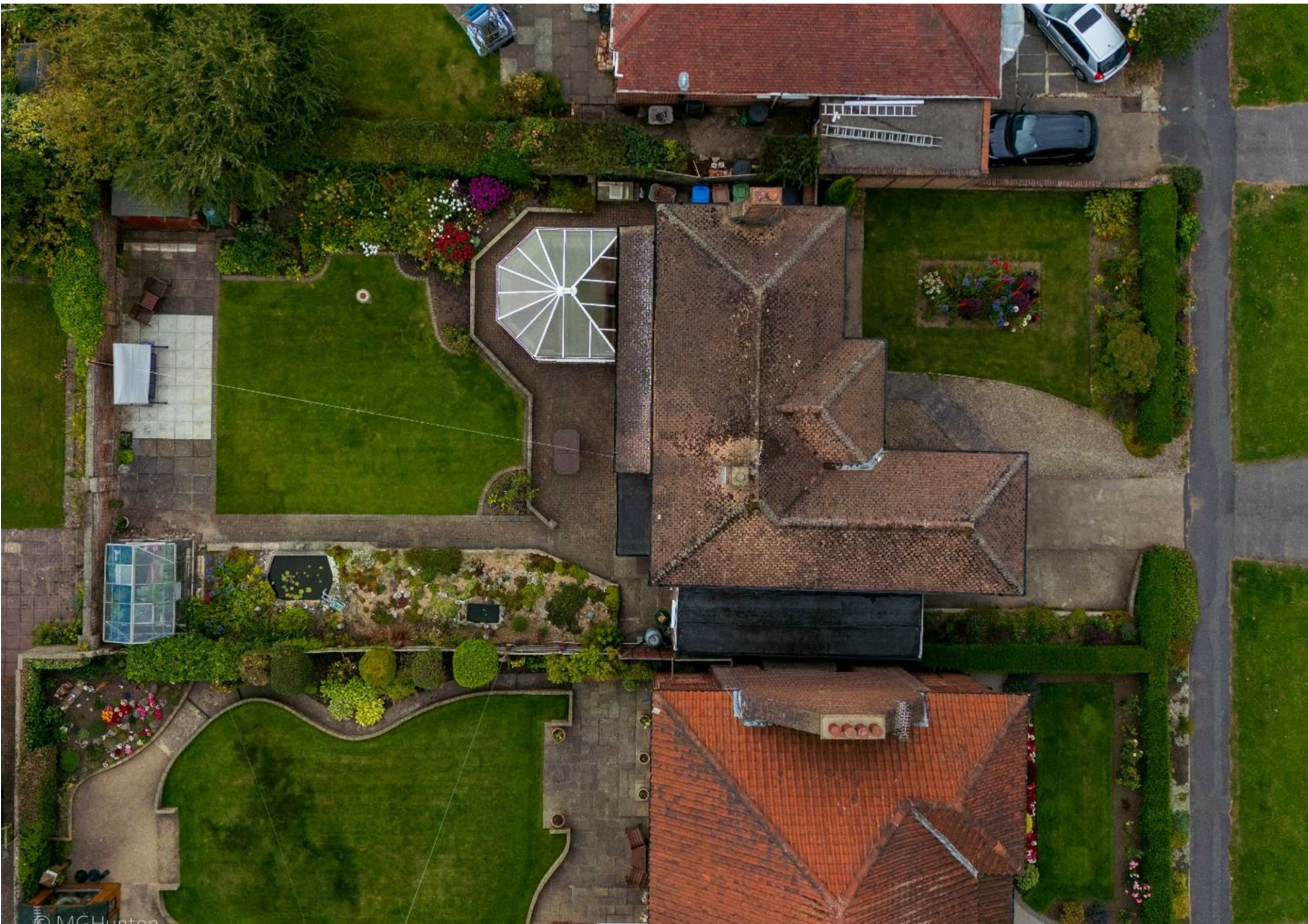




Bempton Lane, Bridlington YO16 7EH

HUNTERS<sup>®</sup>  
EXCLUSIVE



# Bempton Lane, Bridlington YO16 7EH

## Asking Price £360,000

**\*\*EXCLUSIVE FAMILY HOME\*\***

Located in the highly sought-after area of Bridlington, this charming four bedroom detached home on Bempton Lane offers the perfect blend of traditional elegance and modern comfort. As you approach, the well-maintained front garden enhances the curb appeal, while ample off-road parking and a garage provide convenience and practicality.

Step inside to discover a generously sized lounge, beautifully presented with neutral décor that complements the original ornate features. The space feels warm and inviting, ideal for both family gatherings and quiet evenings. Sliding doors lead to an expansive conservatory, bathed in natural light and offering tranquil views of the stunning rear garden.

The heart of the home is the spacious kitchen, featuring rustic wooden ceiling beams and an abundance of cupboard and countertop space, perfect for culinary enthusiasts. A separate utility room adds practicality, while the separate dining room is well-appointed and spacious for entertaining guests.

The ground floor also includes a charming entrance hall to the side of the property and a convenient WC located just off the staircase hallway.

Upstairs, you'll find three large double bedrooms and one single bedroom, each thoughtfully presented to offer comfort and style. The two bathrooms are designed to meet all family needs—one featuring a walk-in shower, wash basin, and WC, and the other boasting a relaxing bath with an over bath electric shower.

The expansive rear garden is a true oasis, with lush lawns, well-tended shrubberies, and a serene pond. A patioed area provides the perfect spot for outdoor seating and entertaining.

It is undeniably a beautiful family home brimming with potential. Located in one of Bridlington's most desirable areas, this exclusive residence offers a rare opportunity to secure a timeless and versatile home.









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. 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.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1771.95 ft<sup>2</sup>  
 164.62 m<sup>2</sup>

Reduced headroom  
 15.07 ft<sup>2</sup>  
 1.4 m<sup>2</sup>

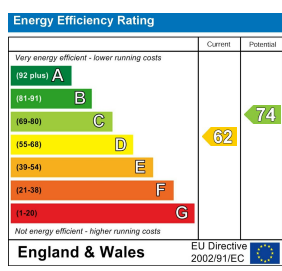
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters Hunters Bridlington - 01262 674252 <https://www.hunters.com>





**HUNTERS**<sup>®</sup>  
EXCLUSIVE