



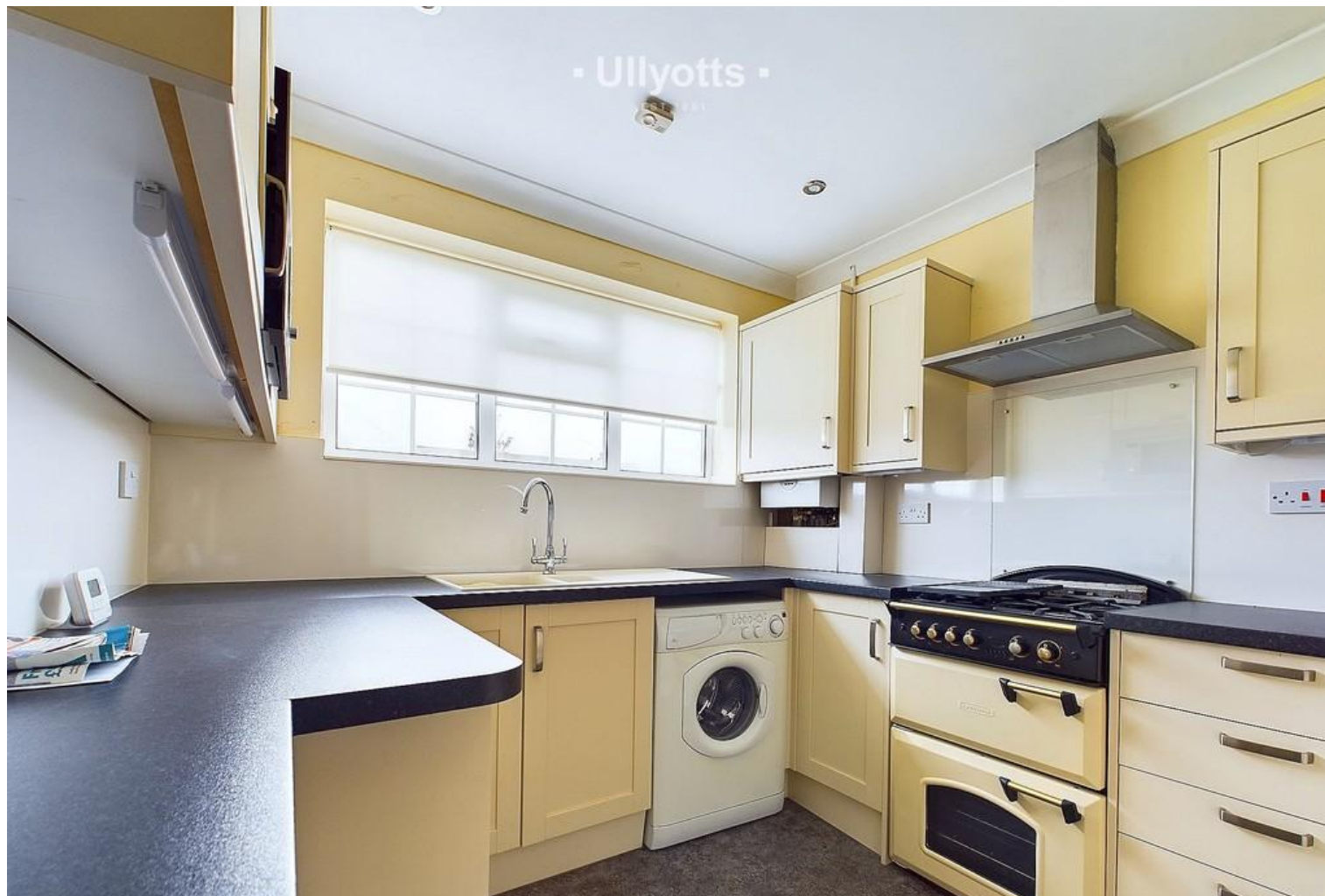
41 Scarsea Way
Bempton

YO15 1HT

TO LET

£800 pcm

2 Bedroom Detached Bungalow



Kitchen



2



1



1



Garage, Off
Road Parking



Gas Central Heating

41 Scarsea Way, Bempton, YO15 1HT

This delightful detached bungalow offers comfortable, single-level living, ideally suited for retirees in a village environment. The property features two well-proportioned bedrooms, a modern shower room, a fitted kitchen, and a bright, welcoming lounge. A standout feature of this home is the superb rear conservatory, which floods the space with natural light and provides a tranquil spot to enjoy garden views.

Bempton is a delightful village, within easy reach of local shops, cafés and amenities, yet retains a relaxed, countryside-meets-coast atmosphere. For nature lovers and bird-watching enthusiasts, the nearby Bempton Cliffs (managed by the RSPB) offers one of the UK's most spectacular seaside wildlife experiences. This property is perfect for those looking to enjoy the next chapter of life in comfort and style.

LOCATION

Bempton (1026 population 2021 census) is located just a few miles from Bridlington, with its own railway stop. Bempton Primary School provides education for children aged 3 to 11. The village nestles in a sheltered valley within the Yorkshire Wolds, so often painted by David Hockney, and yet close to the coast and the spectacular Bempton Cliffs. The towering chalk cliffs are the home of one of the top wildlife spectacles in the UK when around half a million seabirds gather between March and August each year to raise families in and around the cliffs overlooking the sea. Puffins, Gannets, Kittiwakes and Guillemots live life on the edge. There are more Gannets acrobatically diving into the deep sea here than anywhere else on mainland England. In spring and summer Corn Buntings, Skylarks and Linnets breed in the grassland and scrub where land meets the sea, while Kestrel and Barn Owls hunt under wide open skies, often joined in winter by Short-eared Owls.



Lounge



Virtually Staged Lounge



Bedroom One



Virtually Staged Bedroom One

Accommodation

UPVC ENTRANCE DOOR

Leading to:

HALLWAY

With storage cupboard. Pendant light fitting. Carpet. Radiator.

KITCHEN

9' 2" x 8' 6" (2.80m x 2.61m)

The kitchen is bright and well-appointed, with a window to the front elevation fitted with a roller blind*. Comprising a range of wall and base units with a laminate worktop, providing ample storage and workspace. The composite sink with mixer tap includes an under-sink water filtration system*. There is a cupboard housing the boiler, and integrated appliances include a fridge freezer and dishwasher. The kitchen is also equipped with a gas cooker*, washing machine*, microwave* and extractor hood. The property also benefits from spot lighting, vinyl flooring and radiator.

Oak panelled glass door leading to:

LOUNGE

15' 9" x 10' 11" (4.82m x 3.34m)

The lounge is a bright and inviting space, featuring a bay window to the front elevation dressed with a Venetian blind*, curtain pole* and curtains*. A feature fire surround with marble hearth houses a gas fire*, creating a cosy focal point for the room. Additional features include TV point*, pendant light fitting, carpeted flooring and radiator.

Oak door leading to:

SHOWER ROOM

6' 1" x 5' 6" (1.86m x 1.68m)

The shower room features a frosted glass window to the side elevation fitted with a blind*. Comprising shower enclosure with a thermostatic shower, a porcelain hand basin with vanity unit below, and a low-level WC. The property also benefits from wall mounted mirror*, chrome ladder radiator, central light and tiled flooring.



Bedroom Two



Bathroom



Conservatory



Virtually Staged Conservatory

BEDROOM 1

13' 5" x 8' 8" (4.11m x 2.65m)

Bedroom one is a spacious and bright room, accessed via a frosted oak panelled door. It features fitted wardrobes and overhead storage with matching cabinets. The room is finished with a pendant light fitting, radiator and carpeted flooring.

French door leading to conservatory fitted with curtain pole*.

BEDROOM 2

11' 1" x 9' 10" (3.38m x 3.02m)

Bedroom two is a comfortable and well-proportioned room, accessed via a frosted oak panelled door. It features a window to the rear elevation fitted with a curtain pole*, allowing natural light to fill the room. The space includes a fitted wardrobe with matching drawers and a dressing table. A pendant light, radiator and carpeted flooring complete the room.

CONSERVATORY

16' 9" x 9' 10" (5.13m x 3.02m)

The conservatory is a bright and spacious addition to the home, overlooking the rear garden and fitted with Venetian blinds* throughout for privacy and light control. The room features a wall-mounted light, tiled flooring and a radiator.

GARDEN

The private rear garden is mainly laid to lawn, providing a peaceful and low-maintenance outdoor space. A patio area leads to the garage, offering both functionality and a pleasant spot for outdoor seating or dining. The garden is further enhanced with bushes and shrubs, creating a natural, tranquil setting ideal for relaxing, gardening or enjoying the outdoors in privacy.

GARAGE

Brick built garage with up and over door. Wooden personnel door leading to the garden. Power and lighting connected.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOMESTIC HOT WATER

Provided by the gas combination boiler.



Garden

DOUBLE GLAZING

The property benefits from sealed uPVC unit double glazing throughout.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £800.00
Damage Deposit: £920.00

Total: £1,720.00

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

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.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

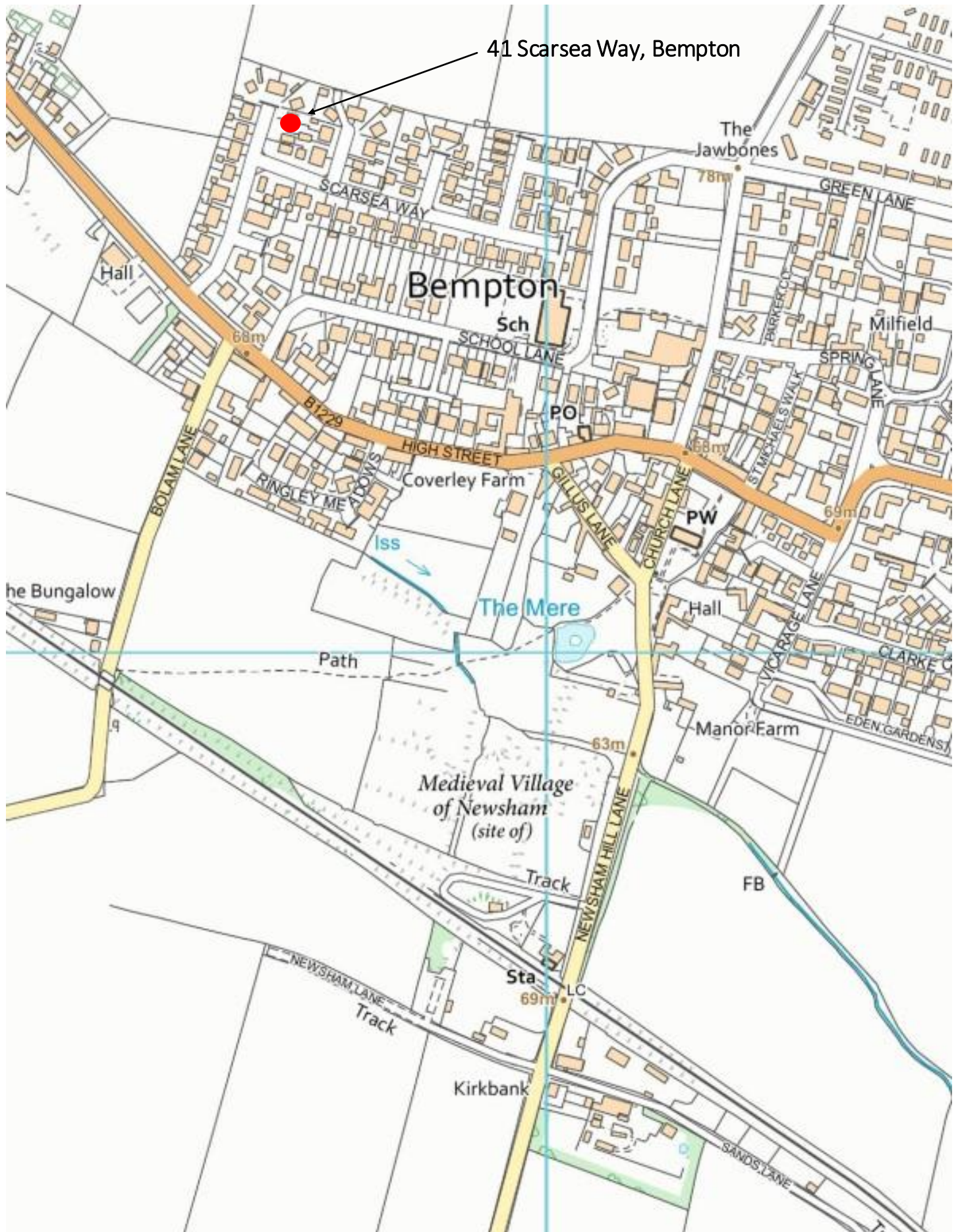
VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The digitally calculated floor area is 56 sq m (603 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.





■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

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