



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



## Cedar Rise, 12 Main Street, Buckton, YO15 1HU

Price Guide £325,000



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# Cedar Rise, 12 Main Street

Buckton, YO15 1HU

## Price Guide £325,000



A three bedroom detached bungalow situated on a good size plot with superb established gardens. Located in a pleasant coastal/rural village, approximately 3 miles north of Bridlington. Bempton village has a local junior school, sub post office, local inn and access to the bird sanctuary on Bempton cliffs, approximately one and a half miles out of the village.

The property comprises: spacious lounge/diner, kitchen, three double bedrooms, one en-suite and bathroom. Exterior: private driveway with extensive parking, garage and gardens. Upvc double glazing, solar panels and gas central heating.

### Entrance:

Upvc double glazed side door and leads directly into:

### Lounge/diner:

20'0" x 12'8" & 10'7" x 8'3" (6.11m x 3.87m & 3.25m x 2.53m)

A spacious front facing "L" shaped room, gas fire with marble inset and wood surround. Three upvc double glazed windows and two central heating radiators.

### Kitchen:

10'2" x 8'7" (3.11m x 2.63m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine and dishwasher. Upvc double glazed window, central heating radiator and upvc double glazed door into the rear porch.

### Upvc rear porch:

7'9" x 5'1" (2.38m x 1.56m)

Door onto the garden.

### Inner hall:

Deep built in storage cupboard.

### Bedroom:

12'7" x 10'9" (3.86m x 3.29m)

A rear facing double room, walk in wardrobe, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

### En-suite:

8'6" x 4'0" (2.61m x 1.23m)

Comprises, shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and central heating radiator.

### Bedroom:

13'11" x 12'0" (4.26m x 3.66m)

A rear facing double room, two built in storage cupboards, upvc double glazed window and central heating radiator.

### Bedroom:

10'11" x 9'10" (3.33m x 3.00m)

A rear facing double room, built in wardrobe, upvc double glazed window and central heating radiator.

### Bathroom:

7'11" x 5'1" (2.43m x 1.55m)

Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.



### Exterior:

To the front of the property is a enclosed pebbled garden with borders of hedges, bushes and shrubs. To the side elevation is a private driveway with extensive parking leading to the garage.

### Garden:

To the rear and side of the property is established enclosed gardens. Large paved patio, lawn, well stocked borders of shrubs and bushes, water feature, summer house and a shed.

### Garage:

Electric door, power and lighting.

### Notes:

Council tax band: B

The property has solar panels which are owned by the property.

### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

### General Notes:

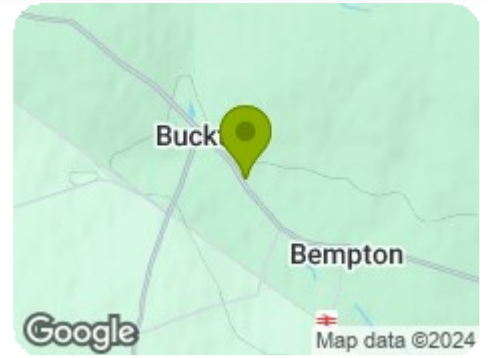
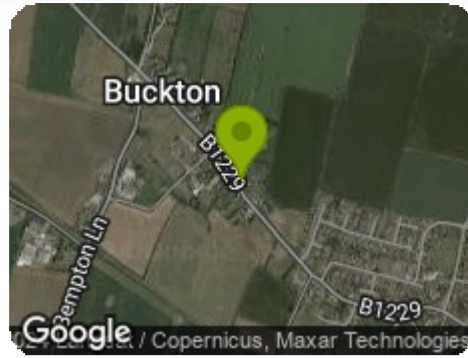
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



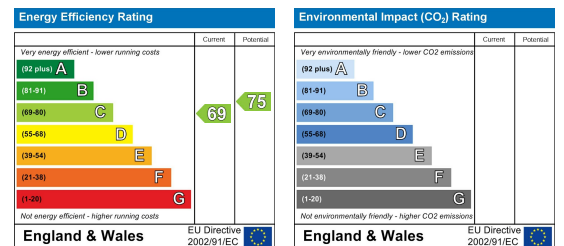
### Floor Plan



### Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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