



BELT
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12 Green Lane, Bempton, YO15 1JE

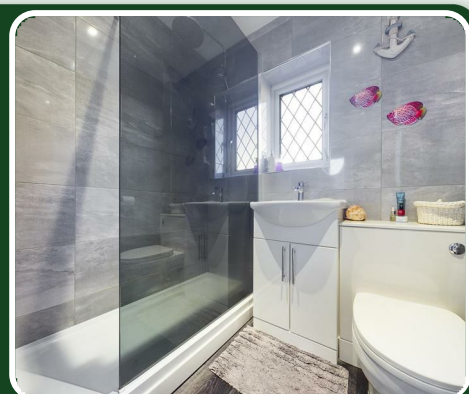
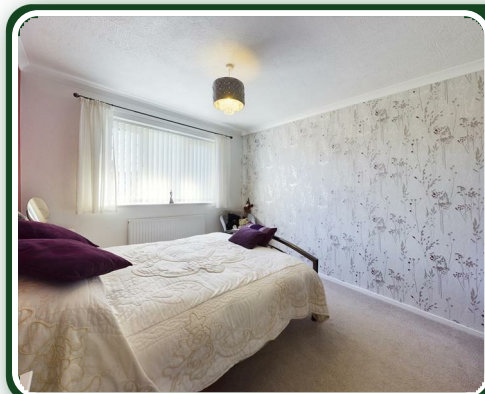
Price Guide £199,950



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Bempton, YO15 1JE

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A modernised two bedroom semi-detached bungalow located in the village of Bempton approx 3 miles from Bridlington. Close to local amenities, post office, public house, church, primary school and the train station. Bempton village is also famous for its RSPB nature reserve, cliff tops and country walks. Ideal as a holiday home/let or permanent residence.

The property comprises: modern kitchen/diner, lounge, two double bedrooms and modern bathroom. Exterior: private driveway with extensive parking, enclosed rear garden and garage. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner hall, deep built in storage cupboard and central heating radiator.

Kitchen/diner:

10'9" x 8'5" (3.30m x 2.57m)

Fitted with a range of modern base and wall units, composite one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, upvc double glazed window, central heating radiator, integrated fridge/freezer and washing machine.

Lounge:

18'3" x 10'0" (5.58m x 3.06m)

A front facing room, inset electric fire, upvc double glazed window and central heating radiator.

Bedroom:

13'6" x 10'0" (4.14m x 3.05m)

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

Bedroom:

8'6" x 8'6" (2.60m x 2.60m)

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

Bathroom:

6'5" x 5'3" (1.97m x 1.61m)

Comprises a modern suite, large shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Garden:

To the rear of the property is a private fenced enclosed garden, paved patio, lawn and slate borders.

Exterior:

To the front of the property is an open plan garden with lawn. To the side elevation is a block paved driveway with extensive parking.

Garage:

Double opening doors, power and lighting.

Notes:

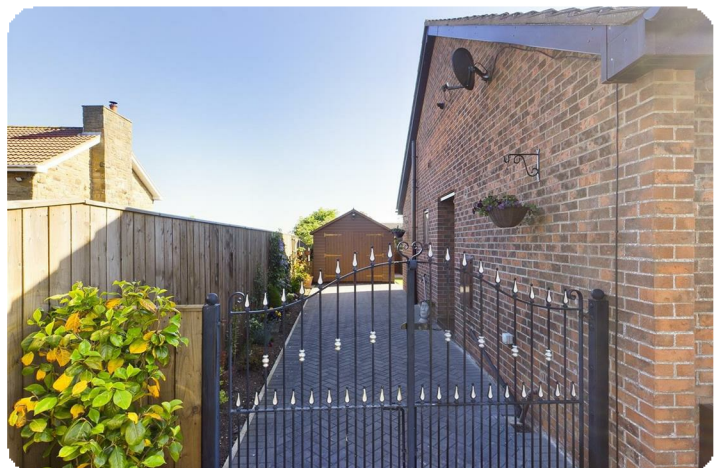
Council tax band: B

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.



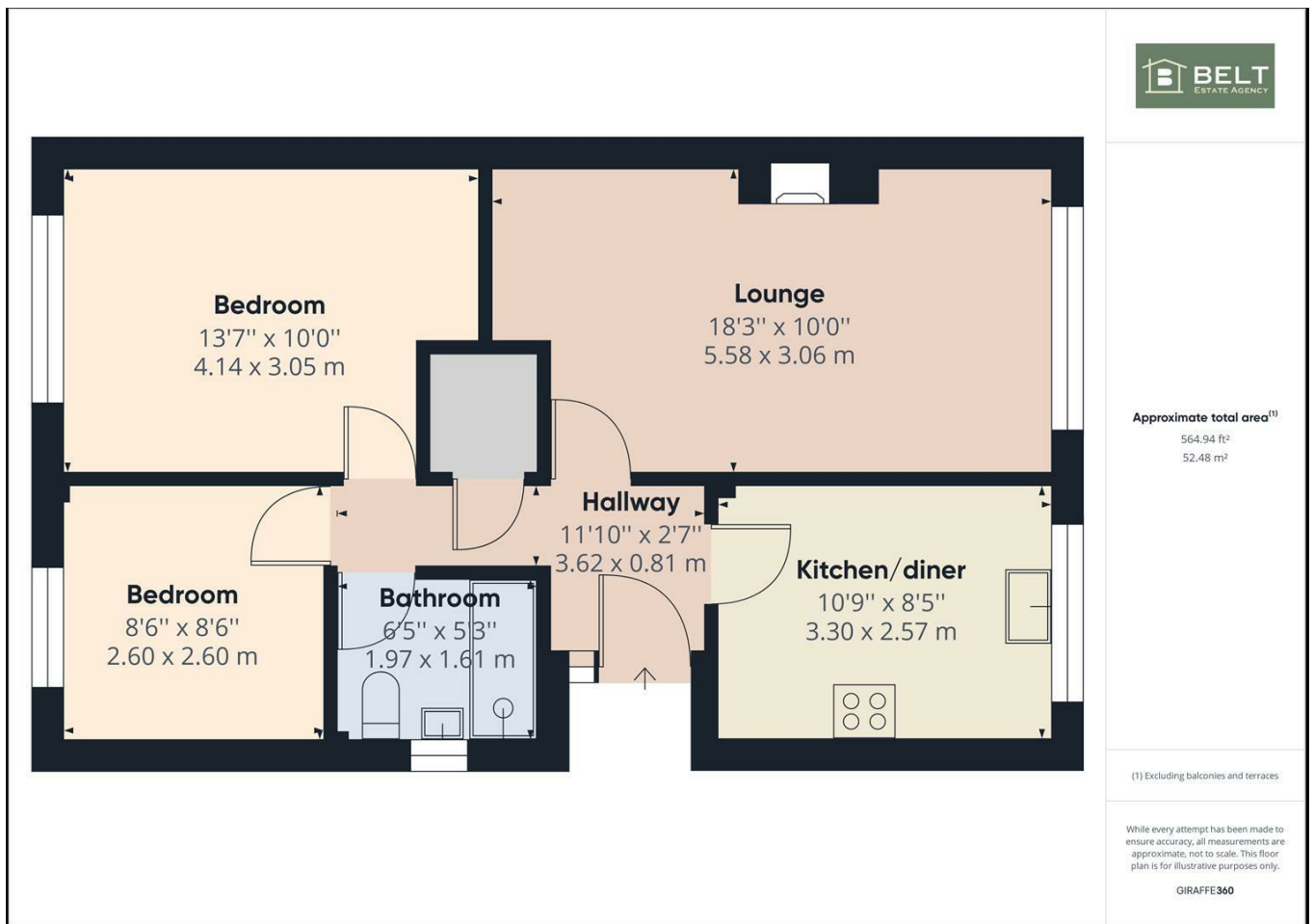
Road Map

Hybrid Map

Terrain Map



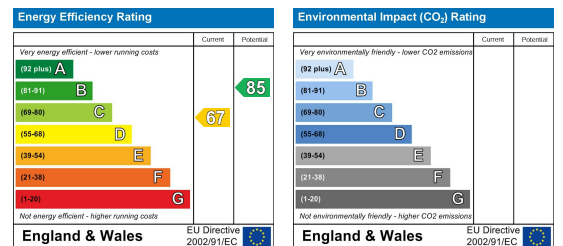
Floor Plan



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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