



**BELT**  
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**76 High Street, Bempton, YO15 IHP**

**Price Guide £205,000**





# 76 High Street

Bempton, YO15 1HP

## Price Guide £205,000



A well presented two bedroom semi-detached dormer bungalow situated in Bempton village approx 3 miles from Bridlington and 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.

The property comprises: Ground floor: kitchen, lounge, dining room, upvc conservatory, a double bedroom and bathroom. First floor: a further double bedroom and bathroom. Exterior: Upvc double glazing and gas central heating. Exterior: gardens, private parking and garage.

### Entrance:

Upvc double glazed side door leads directly into:

### Lounge:

15'11" x 13'11" (4.86m x 4.26m)

A front facing room, gas fire with marble inset and wood surround. Upvc double glazed window and central heating radiator.

### Kitchen:

10'10" x 7'9" (3.31m x 2.38m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, extractor, plumbing for washing machine, upvc double glazed window and central heating radiator.

### Dining room:

13'10" x 12'6" (4.24m x 3.83m)

A rear facing room, understairs storage cupboard, central

heating radiator, staircase to first floor and upvc double french doors into:

### Upvc conservatory:

9'10" x 4'9" (3.01m x 1.47m)

Over looking the garden.

### Bedroom:

10'10" x 10'10" (3.31m x 3.31m)

A front facing double room, fitted modern wardrobes, upvc double glazed window and central heating radiator.

### Bathroom:

9'0" x 6'8" (2.76m x 2.05m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Wall tiled, floor tiled, shower wall panelling, extractor, upvc double glazed window and stainless steel ladder radiator.

### First floor:

### Bedroom:

13'9" x 12'2" (4.21m x 3.73m)

A rear facing double room, velux window, access to the eaves and central heating radiator.

### Bathroom:

13'8" x 9'1" (4.17m x 2.77m)

Comprises bath, wc and wash hand basin. Built in storage cupboards one housing gas combi boiler, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a beautiful established good size garden. Pebbled with well stocked flower beds.

### Garden:

To the rear of the property is a private fenced garden. Low maintenance, mainly paved with borders of shrubs and bushes. A greenhouse. Gated access to the garage and private car parking space.

### Garage:

Up and over door.

The garage is accessed from School Lane.

### 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



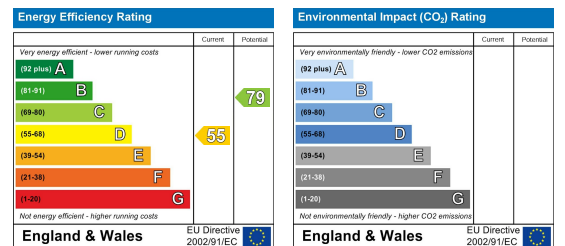
## Floor Plan



## 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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