



**BELT**  
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**2 Bempton Lane, Bridlington, YO16 7EH**

**Price Guide £389,950**



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# 2 Bempton Lane

Bridlington, YO16 7EH

## Price Guide £389,950



An extended and modernised four bedroom detached house offering spacious living accommodation with rear extension creating a contemporary open plan kitchen/dining/living area and second floor extension with a spacious fourth bedroom and en-suite. Situated on Bempton Lane convenient for local bus stop and access to Marton Road local shops and schools.

To the rear of the property is a building plot with outline consent which can also be purchased.

The property comprises: Ground floor: lounge, sitting room, open plan kitchen/dining/living, utility and shower room. First floor: three double bedrooms, one modern en-suite and modern house bathroom. Second floor: a further spacious double bedroom with modern en-suite shower room. Exterior: gardens, forecourt with ample parking and garage. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

Double doors into inner lobby. Upvc double glazed door into a spacious inner hall, understairs storage cupboard, upvc double glazed window and central heating radiator.

### Lounge:

17'8" x 11'8" (5.41m x 3.57m)

A spacious front facing room, media wall, modern gas wall mounted fire, two upvc double glazed windows, upvc double glazed bay window and central heating radiator.

### Sitting room:

11'8" x 11'2" (3.57m x 3.41m)

A rear facing room, inset fireplace, wall panelling, oak flooring, upvc double glazed window, vertical radiator and upvc double glazed french doors into:

### Open plan kitchen/dining/living:

23'5" x 13'11" (7.16m x 4.26m)

Fitted with a range of modern base and wall units, central island, one and a half sink unit, electric double oven and gas hob. Integrated microwave, dishwasher and fridge/freezer. Part wall tiled, built in storage cupboard housing gas combi boiler, two sky lanterns, four upvc double glazed windows, upvc bi-folding doors onto the rear garden and upvc double glazed door to the side elevation.

### Utility:

7'8" x 7'1" (2.35m x 2.17m)

Fitted with modern base and wall units, composite sink unit, plumbing for washing machine, upvc double glazed window and vertical ladder radiator.

### Wet room:

7'1" x 4'10" (2.16m x 1.48m)

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

### First floor:

A spacious landing, two upvc double glazed windows.

### Bedroom:

13'10" x 11'10" (4.22m x 3.62m)

A front facing double room, walk in wardrobe, upvc double glazed bay window, upvc double glazed window and central heating radiator.

### En-suite:

5'7" x 3'7" (1.72m x 1.11m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin with vanity unit, full wall tiled, extractor and ladder radiator.

### Bedroom:

13'7" x 12'11" (4.16m x 3.94m)

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

### Bedroom:

10'10" x 9'1" (3.31m x 2.77m)

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

### Bathroom:

10'3" x 7'3" (3.13m x 2.21m)

Comprises a modern suite, free standing roll top bath with shower

attachment, shower cubicle with electric shower, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor, built in storage cupboards, upvc double glazed window and stainless steel ladder radiator.

**Second floor:**

Velux window and wardrobe area with hanging space.

**Bedroom:**

16'4" x 11'10" (4.99m x 3.63m)

A spacious double aspect room, two velux windows and panel radiator.

**En-suite:**

8'10" x 7'0" (2.70m x 2.14m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, double wash hand basin with vanity unit, wall panelling, and ladder radiator.

**Exterior:**

To the front of the property is a pebbled forecourt with ample parking and access to the garage.

**Garden:**

To the rear of the property is a good size fenced garden. large decked patio to lawn.

**Garage:**

Electric door, power and lighting.

**Notes:**

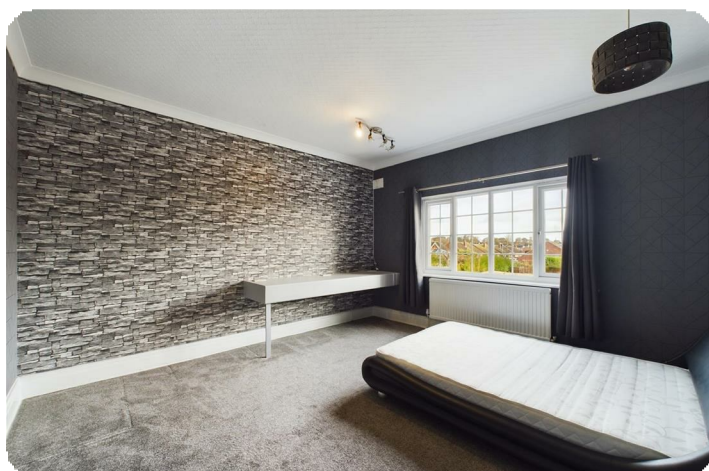
Council tax band: E

**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:**

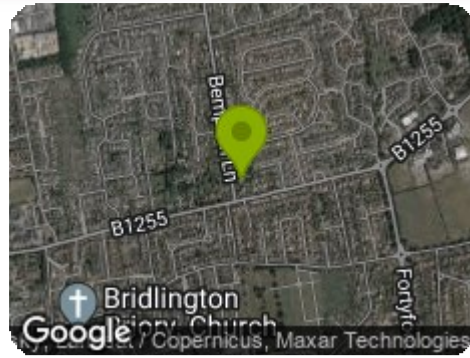
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



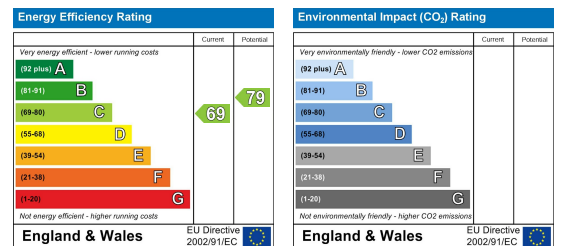
## Floor Plan



## 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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