



3 Main Street, Bessingby, YO16 4UH

Price Guide £249,950



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A rare opportunity to acquire three bedroom mid terraced cottage located in Bessingby a small village approximately 2 miles west of Bridlington. A charming village offering a unique blend of rural tranquility and rich history, making it an ideal location for those seeking a peaceful retreat. From its picturesque landscapes, historic buildings and its beautiful countryside views.

The property comprises: ground floor: lounge, sitting/dining room, kitchen, sitting area and wc. First floor: three double bedrooms and bathroom. Exterior: well established gardens and private parking.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

12'9" x 11'10" (3.91m x 3.63m)

A front facing room, gas fire with marble inset and wood surround. Built in storage cupboard, upvc double glazed window and central heating radiator.

Sitting/dining room:

11'10" x 11'8" (3.62m x 3.57m)

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

Kitchen:

11'4" x 8'10" (3.47m x 2.70m)

Fitted with a range of base and wall units, composite one and a half sink unit, electric oven, gas hob with extractor

over. Part wall tiled, plumbing for washing machine, understairs storage cupboard, secondary glazed window and upvc double glazed door onto the garden.

Sitting area:

5'6" x 5'2" (1.68m x 1.60m)

Upvc double glazed window and central heating radiator.

Wc:

5'6" x 3'0" (1.68m x 0.92m)

Wc, wash hand basin and extractor.

First floor:

Two deep built in storage cupboards.

Bedroom:

11'10" x 10'11" (3.61m x 3.33m)

A front facing double room, period fireplace, upvc double glazed window and central heating radiator.

Bedroom:

11'10" x 10'11" (3.62m x 3.34m)

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

Bedroom:

10'6" x 8'11" (3.21m x 2.72m)

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

Bathroom:

8'7" x 5'2" (2.64m x 1.60m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Wall panelling, part wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a pebbled garden with flower beds.

Garden:

To the rear of the garden is a established garden. Pathway with well stocked borders and a shed. The vendor has informed us there is currently permitted parking.

Notes:

Council tax band C

The property has gas central heating.

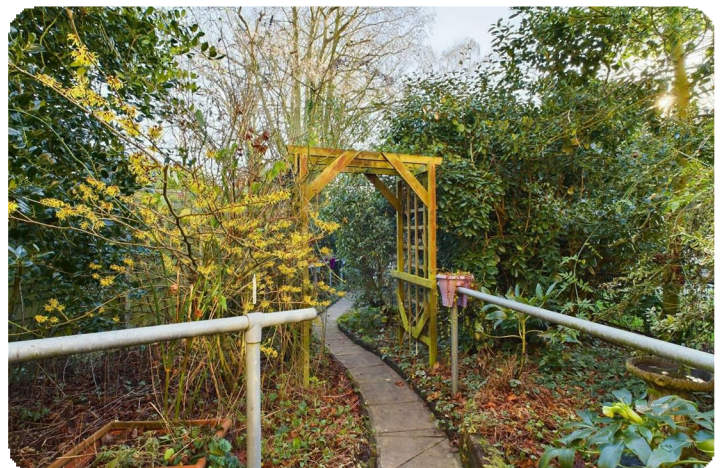
Septic Tank

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



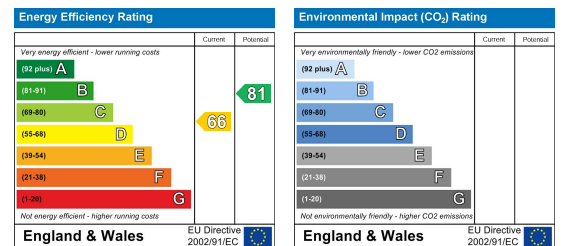
Floor Plan



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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