



BELT
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83 Hoddy Cows Lane, Buckton, YO15 1HX

Price Guide £399,950



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Welcome to this charming detached bungalow located on the picturesque Hoddy Cows Lane in the delightful village of Buckton.

This rare opportunity offers not only a tranquil village setting but also stunning countryside views that will take your breath away.

Situated in an elevated position on a large plot of approximately a third of an acre, this bungalow provides plenty of outdoor space for gardening enthusiasts or those who simply enjoy the beauty of nature. The wildlife that frequents the area adds to the charm of this countryside retreat.

Buckton village is approximately 3 miles north of Bridlington. Buckton links into Bempton village which has a local junior school, sub post office, railway station, community hall, local inn and access to the bird sanctuary on Bempton cliffs.

The property comprises: lounge/diner, modern kitchen, three bedrooms and modern bathroom. Exterior: private driveway with extensive parking, garage and large gardens. Upvc double glazing and gas central heating.

Don't miss out on the chance to own this idyllic piece of countryside living in the heart of Buckton. Book a viewing today and experience the serenity and beauty that this property has to offer.

Entrance:

Upvc double glazed door into inner hall, built in storage cupboard housing gas combi boiler.

Lounge/diner:

17'11" x 16'6" (5.47m x 5.03m)

A front facing room with stunning countryside views, gas fire in a marble surround, two upvc double glazed windows and two central heating radiators.

Kitchen:

12'1" x 11'10" (3.69m x 3.61m)

Fitted with a range of modern base and wall units, under cupboard lighting, composite sink unit, electric Neff oven and hob with stainless steel extractor over. Part wall tiled, pantry, integrated fridge/freezer and dishwasher. Upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

Inner hall:

Built in storage cupboard.

Bedroom:

12'4" x 10'1" (3.76m x 3.08m)

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

Bedroom:

12'2" x 8'2" (3.71m x 2.51m)

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

Bedroom:

10'0" x 8'9" (3.07m x 2.69m)

A rear facing room currently used as a sitting room overlooking the garden, built in wardrobe, central heating radiator and upvc double glazed french doors.

Bathroom:

8'1" x 7'2" (2.48m x 2.20m)

Comprises a modern suite, walk in shower with plumbed in shower, wc, wash hand basin with vanity unit. Full wall tiled,

upvc double glazed window and stainless steel ladder radiator.

Exterior:

To the front of the property is a deep frontage, lawn with borders of trees, shrubs and bushes. To the side elevation is an extensive private driveway with ample parking leading to the garage and rear garden.

Garden:

To the rear of the property is a large paved patio area leading to lawn with borders of trees, shrubs and bushes.

Garage:

Brick built garage, electric roller door, power and lighting.

Notes:

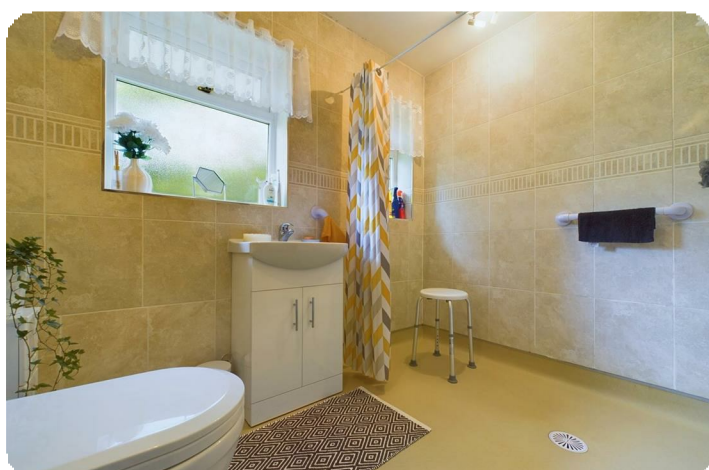
Council tax band: C

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



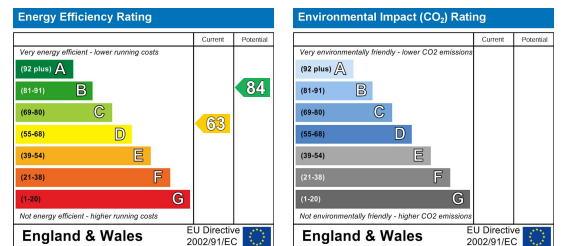
Floor Plan



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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