



**BELT**  
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**22 High Street, Bempton, YO15 1HD**

**Price Guide £179,950**





# 22 High Street

Bempton, YO15 1HD

## Price Guide £179,950



A period cottage situated in this pleasant rural coastal village of Bempton.

The Cottage is opposite the church and grounds and is a favourite with walkers and the RSPB reserve on Bempton cliffs is only a couple of miles away. This quiet little village is only 3 miles from Bridlington and there a bus service and train service back into Bridlington or up the coast to Scarborough. The village has a pub, small sub post office/stores, local primary school and a village community hall. A popular choice for buyers.

The property is currently run as a holiday let but would also be ideal for either permanent use holiday/week end retreat.

The property comprises:- Ground floor: lounge, dining room, kitchen and bathroom. First floor: two double bedroom. Exterior: private established rear garden. Upvc double glazing and gas central heating. No ongoing chain.

### Entrance:

Upvc double glazed door into inner lobby. Door into:

### Lounge:

15'10" x 12'3" (4.84m x 3.75m)

A front facing room, open beams, open fire with brick surround, upvc double glazed window, central heating radiator and staircase to the first floor.

### Dining room:

12'4" x 8'8" (3.78m x 2.66m)

A rear facing room, open beams, period fireplace, built in storage cupboard, understairs storage cupboard and central heating radiator.

### Kitchen:

9'6" x 6'0" (2.90m x 1.83m)

Fitted with a range of modern base units, solid wood worktops, stainless steel sink unit, electric oven, gas hob, tiled floor, plumbing for washing machine and dishwasher. Upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

### Bathroom:

7'8" x 5'4" (2.36m x 1.63m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Part wall tiled, gas combi boiler, extractor, upvc double glazed window and ladder radiator.

### First floor:

#### Bedroom:

13'1" x 12'11" (3.99m x 3.96m)

A front facing double room, feature chalk wall, open beam, period fireplace, built in wardrobe, upvc double glazed window and central heating radiator. Views over village church and grounds.

#### Bedroom:

13'9" x 8'7" (4.20m x 2.64m)

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

### Exterior:

To the rear of the property is a private enclosed garden. Patio areas, well established borders of shrubs and bushes. Leads to further enclosed garden with variety of bushes, trees and shrubs.

### Notes:

The holiday let business would be for sale as a separate negotiation.

### 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



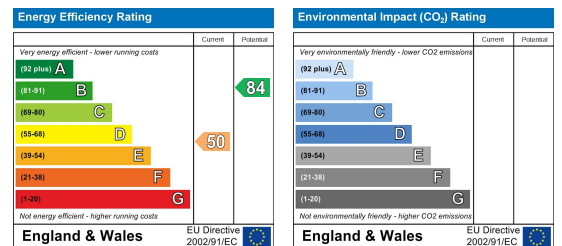
### Floor Plan



### 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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