



BELT
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36 Bampton Lane, Bridlington, YO16 6HE

Offers Over £245,950



36 Bempton Lane

Bridlington, YO16 6HE

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A deceptively spacious three bedroom detached dormer bungalow situated on a good size plot with well established gardens.

Although in need of modernisation, this bungalow presents a fantastic opportunity for those looking to put their own stamp on a property and create their dream home.

Situated on Bempton Lane convenient for local bus stop, access to Marton Road local shops and schools.

The property comprises: Ground floor: kitchen, sun room, sitting room, spacious lounge/diner, a double bedroom and bathroom. First floor: two further double bedrooms and wc. Exterior: Good size gardens, workshop, private driveway for parking and garage. Upvc double glazing and gas central heating.

Entrance:

Upvc double glazed door into inner porch, tiled floor. Door into a spacious inner hall, central heating radiator.

Kitchen:

13'7" x 7'10" (4.16m x 2.40m)

Fitted with a range of base and wall units, sink unit, electric oven, gas hob with extractor over. Part wall tiled, integrated microwave and washing machine. Upvc double glazed window and central heating radiator.

Sun room:

11'0" x 7'8" (3.36m x 2.36m)

Upvc double glazed windows and door onto the garden.

Sitting room:

14'0" x 13'8" (4.29m x 4.18m)

A rear facing room over looking the garden, gas fire with marble inset and wood surround. Built in storage cupboards, upvc double glazed window and central heating radiator.

Lounge/diner:

31'3" x 10'11" (9.53m x 3.34m)

A spacious double aspect room, gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

Bedroom:

15'7" x 14'1" (4.76m x 4.30m)

A spacious front facing double room, built in wardrobes, wash hand basin with vanity unit and dresser. Upvc double glazed bay window and central heating radiator.

Bathroom:

7'5" x 7'4" (2.28m x 2.26m)

:Comprises bath, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

First floor:

Upvc double glazed window.

Bedroom:

14'3" x 11'5" (4.36m x 3.48m)

A front facing double room, built in wardrobe, access to the eaves for storage, upvc double glazed window and central heating radiator.

Bedroom:

11'6" x 10'11" (3.51m x 3.35m)

A front facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

Wc:

8'5" x 4'8" (2.58m x 1.44m)

Wc, wash hand basin, part wall tiled and access to the eaves.

Exterior:

To the front of the property is pebbled garden with borders of shrubs and bushes. To the side elevation is a private driveway for parking leading to the garage.

Garden:

To the rear of the property is a good size established garden. Lawn with well stocked borders, pond, summerhouse, shed and greenhouse.

Garage:

Up and over door, power and lighting.

Brick built workshop:

Power and lighting.

Notes:

Council tax band: D

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:

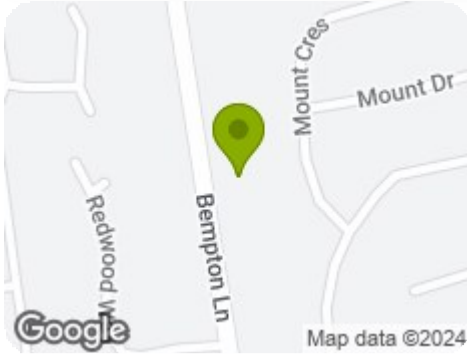
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



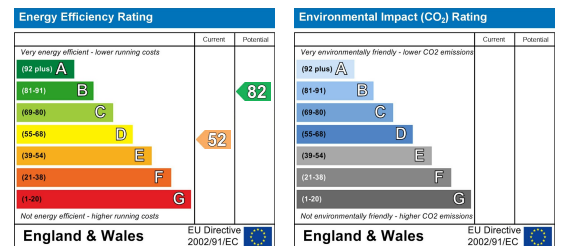
Floor Plan



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



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