



**BELT**  
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## 4 Forge Close, Bempton, YO15 1LX

Offers Around £249,950



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# 4 Forge Close

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A modern design two bedroom detached bungalow which has been tastefully refurbished and extended by the current owners.

One of the standout features of this home is the installation of solar panels, a fantastic eco-friendly addition that not only benefits the environment but also helps in reducing your energy bills, making it a cost-effective choice for the environmentally conscious buyer. EPC rating A.

Located in the village of Bempton 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 comprises: lounge with multi fuel burning stove, modern kitchen, dining area. two double bedrooms and modern bathroom. Exterior: private driveway for parking, garage and gardens. Upvc double glazing, gas and gas central heating.

## Entrance:

A composite door into inner hall. Archway into:

## Lounge:

16'7" x 10'3" (5.06m x 3.14m)

A front facing room, multi-fuel burning stove, upvc double glazed bay window and central heating radiator.

## Kitchen:

11'4" x 8'5" (3.46m x 2.57m)

A rear facing room, fitted with a range of modern base and wall units, stainless steel sink unit, Neff electric double oven and hob with extractor over. Inetgrated dishwasher, plumbing for washing machine, space for fridge/freezer and upvc double glazed window. Archway into:

## Dining area:

11'0" x 8'8" (3.36m x 2.65m)

A double aspect room, fitted with modern base and wall units, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the rear garden.

## Bedroom:

11'10" x 10'4" (3.62m x 3.15m)

A front facing double room, fitted wardrobes, two upvc double glazed windows and central heating radiator.

## Bedroom:

8'7" x 8'5" (2.62m x 2.59m)

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

## Bathroom:

11'11" 5'7" (3.65m 1.71m)

Comprises a modern suite, free standing bath, shower cubicle with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, extractor, two upvc double glazed windows and stainless steel ladder radiator.



### Exterior:

To the front of the property is a open plan pebbled garden with 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 fenced enclosed garden. Paved patio to lawn, well stocked borders of shrubs and bushes. A timber built summer house.

### Garage:

Up and over door, power and lighting. Side courtsey door.

### Notes:

Council tax band: C

The solar panels are on a lease with 'A Shade Greener'.

### 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.



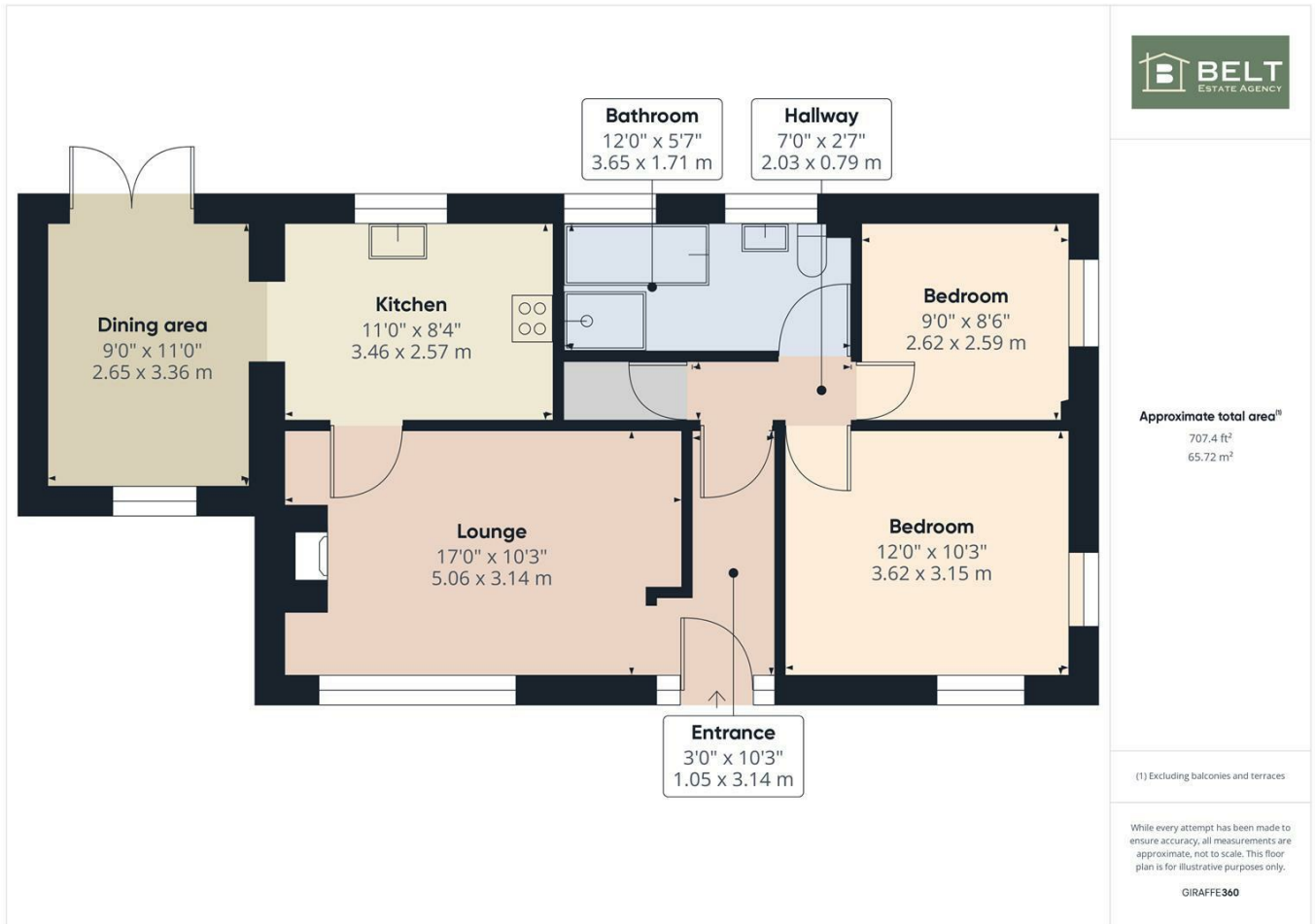
Road Map

Hybrid Map

Terrain Map



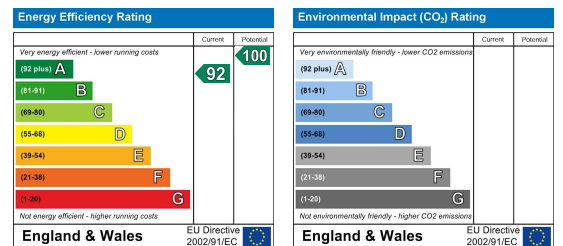
### Floor Plan



### 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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