



BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: property@beltestateagents.co.uk

www.beltestateagents.co.uk



1 School Lane, Bempton, YO15 1JA

Price Guide £359,950



naea | propertymark
PROTECTED

I School Lane

Bempton, YO15 1JA

Price Guide £359,950



A stunning three bedroom detached bungalow which has been extensively modernised throughout. Situated on a good size plot with beautiful established wrap around cottage style gardens.

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: kitchen/diner, spacious lounge, upvc conservatory, three bedrooms and modern bathroom. Exterior: extensive parking, garage and well stocked established gardens.

Entrance:

Upvc double glazed door into inner hall, tiled floor, central heating radiator and built in cloaks cupboard.

Kitchen/diner:

17'11" x 13'1" (5.48m x 4.00m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, Rangemaster cooker with stainless steel extractor over. Part wall tiled, floor tiled, integrated dishwasher, built in storage cupboard, upvc double glazed window and central heating radiator.

Upvc conservatory:

18'2" x 8'9" (5.56m x 2.69m)

Over looking the beautiful garden, tiled floor, two central heating radiators and french doors.

Lounge:

16'5" x 11'1" (5.01m x 3.40m)

A spacious front facing room, inset tiled fireplace, four upvc double glazed windows and central heating radiator.

Inner hall:

Central heating radiator.

Bedroom:

13'1" x 10'11" (4.01m x 3.35m)

A rear facing double room, built in wardrobe, central heating radiator and upvc double glazed french doors onto the garden.

Bedroom:

13'2" x 8'8" (4.02m x 2.65m)

A side facing double room, built in storage cupboard housing gas boiler, upvc double glazed window and central heating radiator.

Bedroom:

9'4" x 7'11" (2.85m x 2.42m)

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

Bathroom:

7'10" x 7'0" (2.41m x 2.15m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, chrome ladder radiator and electric fan heater.

Exterior:

The property is situated on a good size plot with established wrap around cottage style gardens. Comprising lawn, well stocked borders and flower beds of perennials, a crevice rockery, small orchard, 5 apple trees, plum tree, paved patios and a gazebo.

The wildlife that frequents the garden adds to the charm of this countryside property.

Workshop with power, lighting and heating. A greenhouse. Potting shed with power, lighting and heating.

Extensive private driveway for parking up to five cars and electric car charger.

Garage:

Electric roller door, power and lighting.

Notes:

Council tax band: D

The property has CCTV.

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

Ground Floor Building 1

Approximate total area⁽¹⁾
1254.32 ft²
116.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

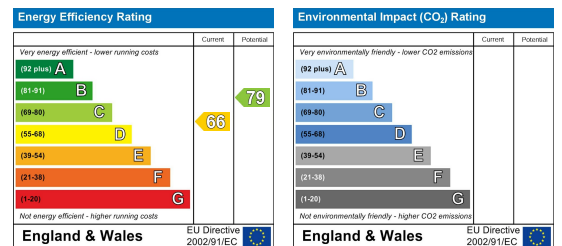
GIRAFFE360

Ground Floor Building 2

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.



www.beltstateagents.co.uk

