



**BELT**  
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**15 Collingwood Road, Bempton, YO15 1LT**

**Price Guide £199,950**



# 15 Collingwood Road

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Welcome to this detached bungalow located on Collingwood Road in the picturesque village of Bempton. Although in need of modernisation, this presents a fantastic opportunity for you to put your own stamp on this lovely home.

One of the standout features of this property is the stunning open countryside views to the side, allowing you to enjoy the beauty of nature right from your doorstep.

Situated 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.

The property comprises: kitchen, dining room, conservatory, lounge, two double bedrooms, one en-suite and bathroom. Exterior: private driveway for parking and private rear garden. Upvc double glazing and gas central heating.

There is no ongoing chain means a smoother and quicker process for potential buyers.

Don't miss out on the chance to own this spacious detached bungalow with endless possibilities for renovation and personalisation.

## **Entrance:**

Upvc double glazed french doors into:

## **Dining room:**

9'8" x 9'1" (2.97m x 2.77m)

A side facing room, central heating radiator.

## **Kitchen:**

11'4" x 9'9" (3.46m x 2.99m)

Fitted with a range of base and wall units, stainless steel sink unit, free standing Kenwood cooker with stainless steel extractor over. Plumbing for washing machine, part wall tiled and upvc double glazed french doors into the conservatory.

## **Conservatory:**

17'10" x 10'0" (5.44m x 3.07m)

Over looking the garden, three central heating radiators and french doors.

## **Inner hall:**

Central heating radiator and built in storage cupboard housing gas combi boiler. Access to a part boarded loft space.

## **Lounge:**

16'5" x 12'7" (5.02m x 3.86m)

A front facing room, gas fire with a wood surround, upvc double glazed window and central heating radiator.

## **Bedroom:**

10'8" x 8'5" (3.27m x 2.59m)

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

## **Bedroom:**

10'0" x 7'9" (3.07m x 2.37m)

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



### En-suite:

5'4" x 4'3" (1.63m x 1.32m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, extractor and upvc double glazed window.

### Bathroom:

7'3" x 5'6" (2.23m x 1.69m)

Comprises bath, wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

### Exterior:

To the front of the property is a open plan garden with lawn and private paved driveway for parking.

### Garden:

To the rear of the property is a private fenced garden. Mainly lawn, a greenhouse and a timber built shed.

### 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



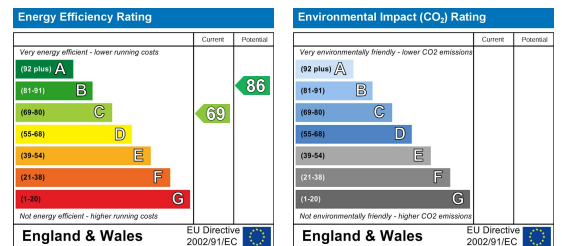
### Floor Plan



### 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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