



34 High Street, Bempton, YO15 1HB

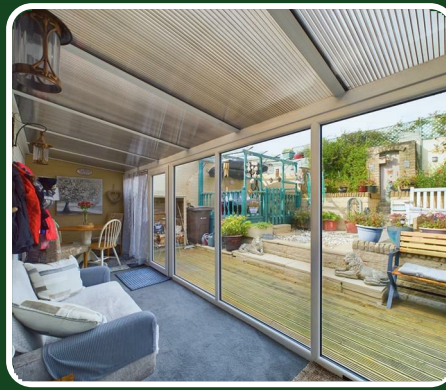
Price Guide £165,000



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Welcome to this spacious cottage located on High Street in the picturesque village of Bempton.

The cottage has a cosy atmosphere and is enhanced by the open beams that run throughout the cottage, creating a rustic and homely feel. It may appear quaint from the outside but surprises with its deceptively spacious interior.

Whether you are looking for a holiday home/let or a permanent residence, this cottage offers versatility to suit your needs. Its location on High Street allows for easy access to local amenities and the beautiful surroundings of Bempton.

The village of Bempton 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 comprises: Ground floor: lounge, dining room, kitchen, upvc conservatory and bathroom. First floor: two double bedrooms. Exterior: private rear garden. Upvc double glazing and oil central heating.

Don't miss out on the opportunity to own this lovely property that combines traditional charm with modern comfort. Contact us today to arrange a viewing.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Lounge:

16'7" x 10'7" (5.07m x 3.25m)

A front facing room, exposed beams, log burning stove with brick surround, understairs storage cupboard, upvc double glazed window and central heating radiator.

Dining room:

15'10" x 8'5" (4.84m x 2.57m)

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

Kitchen:

12'10" x 7'6" (3.92m x 2.31m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, upvc double glazed window and central heating radiator.

Rear hall:

Upvc double glazed door into the conservatory.

Upvc conservatory:

19'8" x 5'9" (6.01m x 1.76m)

Over looking the garden, central heating radiator and two upvc double glazed doors.

Bathroom:

7'4" x 6'5" (2.24m x 1.97m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Wall panelling, extractor, upvc double glazed window and central heating radiator.

First floor:

Bedroom:

16'5" x 10'1" (5.02m x 3.08m)

A spacious double aspect room, exposed beams, built in wardrobes and cupboards. Two upvc double glazed windows and central heating radiator.

Bedroom:

16'7" x 9'8" (5.08m x 2.96m)

A spacious double aspect room, exposed beams, built in storage cupboard, two upvc double glazed windows and central heating radiator.

Garden:

To the rear of the property is a private tiered garden. Decked patios, paving and pebbled with borders of shrubs and bushes.

Notes:

Council tax band: A

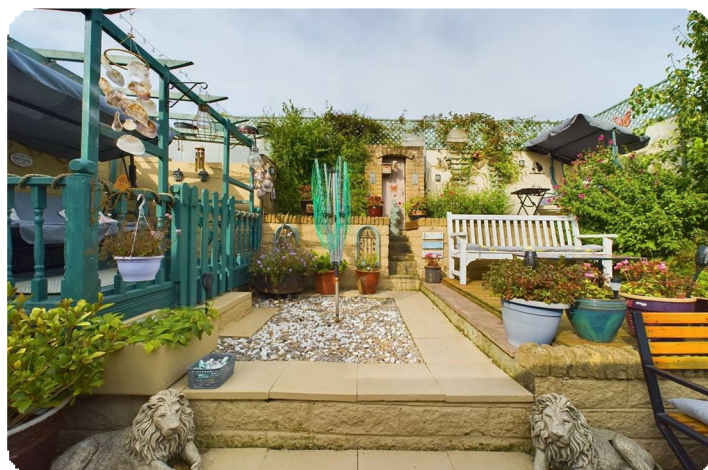
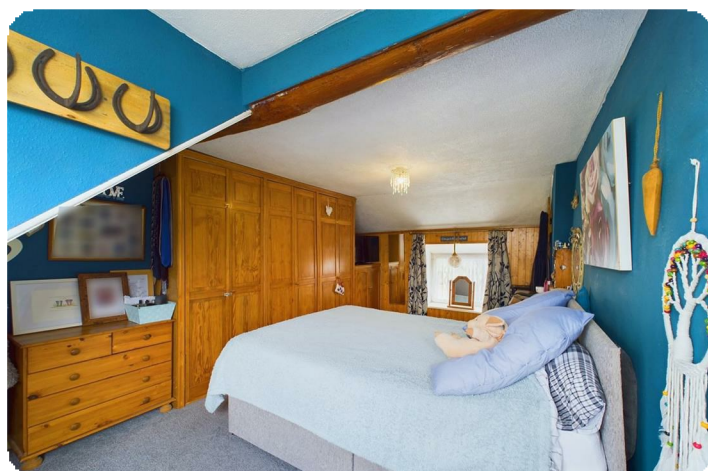
Purchase procedure

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



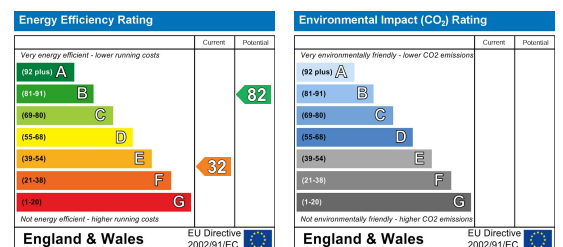
Floor Plan



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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