



BELT
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4 Collingwood Road, Bempton, YO15 1LT

Price Guide £179,950



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Welcome to this semi detached bungalow located on Collingwood Road in the picturesque village of Bempton. Built in 1975, this bungalow providing a homely feel from the moment you step inside and also being in move-in condition, saving you the hassle of renovations.

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: kitchen, lounge, two double bedrooms, upvc conservatory and bathroom. Exterior: gardens and private driveway for parking. Upvc double glazing and gas central heating.

Don't miss the opportunity to make this delightful property your own and contact our office today.

Entrance:

Composite door leads directly into:

Kitchen/diner:

12'5" x 8'8" (3.79m x 2.65m)

Fitted with a range of modern base and wall units, stainless steel sink unit, under cupboard lighting, and extractor. Part wall tiled, space for fridge/freezer, plumbing for washing machine, upvc double glazed window, central heating radiator and composite stable door onto the garden.

Lounge:

17'4" x 9'8" (5.29m x 2.95m)

A front facing room, open fire with tiled inset and wood surround. Upvc double glazed bow window and central heating radiator.

Inner hall:

Built in storage cupboard.

Bedroom:

11'8" x 9'8" (3.57m x 2.97m)

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

Bedroom:

8'10" x 8'9" (2.70m x 2.67m)

A rear facing double room, central heating radiator and upvc double glazed door into the conservatory.

Upvc conservatory:

8'5" x 5'8" (2.57m x 1.74m)

Over looking the garden.

Bathroom:

7'4" x 5'6" (2.26m x 1.68m)

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

Exterior:

To the front of the property is a enclosed garden area with lawn. To the side elevation is a private block paved driveway for parking.

Garden:

To the rear of the property is a fenced low maintenance paved garden.

Notes:

Council tax band: B

Upvc double glazing fitted throughout two years ago

Boilor fitted 2022 located in loft.

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.



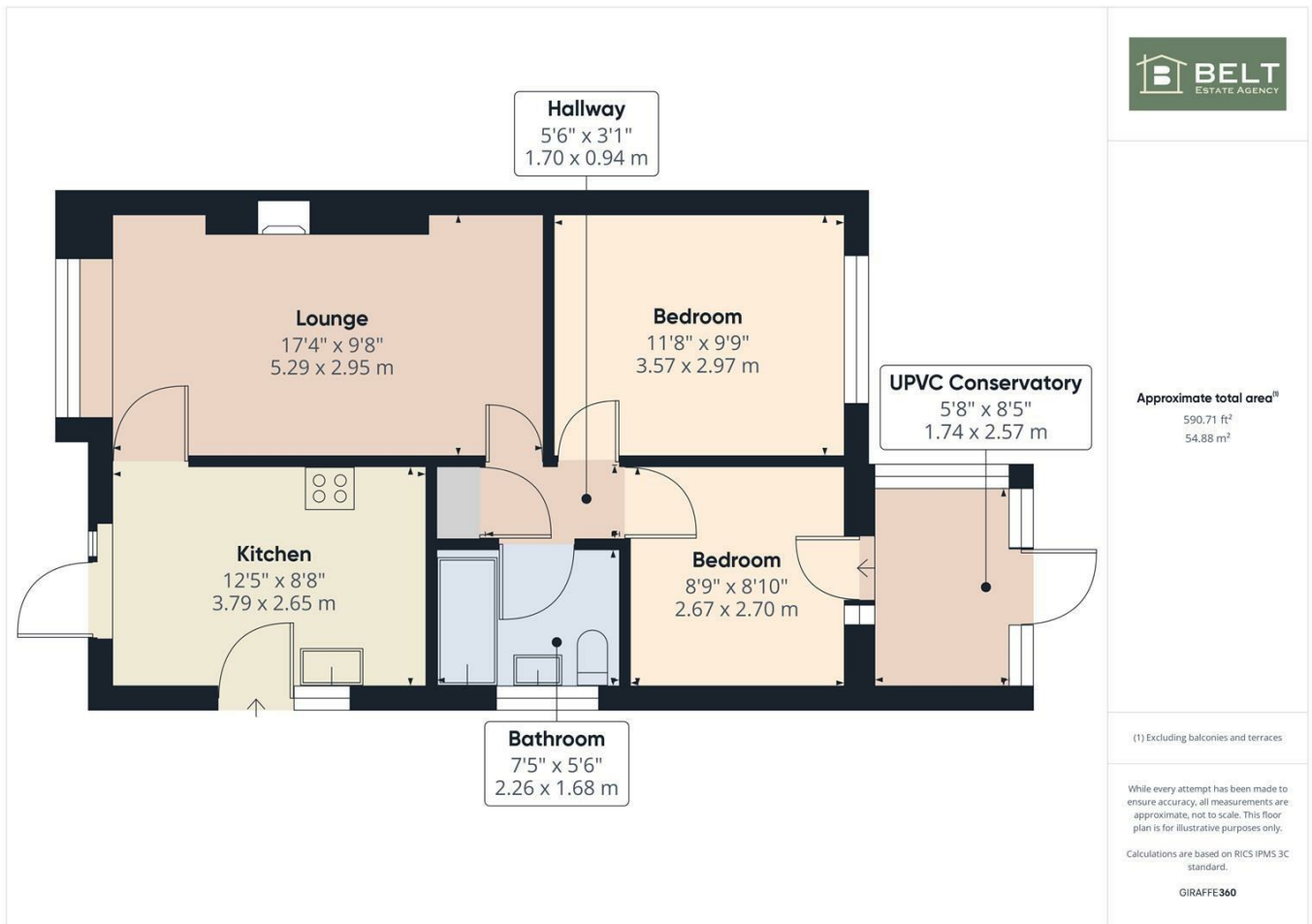
Road Map

Hybrid Map

Terrain Map



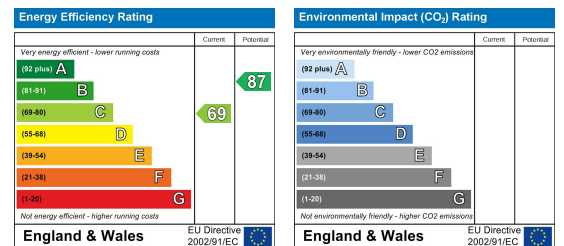
Floor Plan



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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