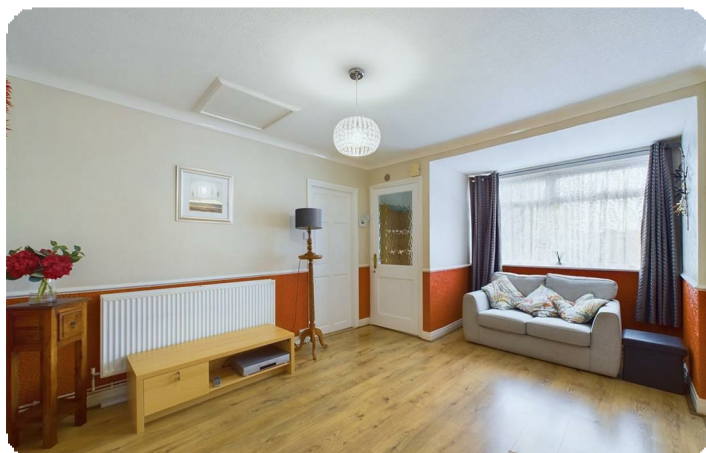




## 2 Main Street, Buckton, YO15 1HU

Price Guide £269,950



# 2 Main Street

Buckton, YO15 1HU

**Price Guide £269,950**



Welcome to Main Street, Buckton - a charming village setting where this deceptively spacious detached bungalow is waiting for you to make it your own.

This property boasts not only a good size plot but also stunning countryside views to the front elevation.

Buckton village is approximately 3 miles north of Bridlington. Buckton links into Bampton village which has a local junior school, sub post office, railway station, community hall, local inn and access to the bird sanctuary on Bampton cliffs.

The property comprises: spacious reception hall, lounge, kitchen/diner, three double bedrooms and modern bathroom. Exterior: gardens, private driveway with ample parking and garage. Upvc double glazing and gas central heating.

Don't miss out on the chance to make this bungalow your own with no ongoing chain, making the process smoother for you.

## Entrance:

Upvc double glazed door into inner lobby. Door into a spacious reception hall, the previous owners used as a sitting room, double glazed window and central heating radiator.

## Lounge:

**13'8" x 11'1" (4.17m x 3.39m)**

A rear facing room overlooking the garden, gas fire with cast iron inset and wood surround. Oak flooring, upvc double glazed window and central heating radiator.

## Kitchen/diner:

**12'0" x 11'1" (3.68m x 3.39m)**

Fitted with a range of base and wall units, composite one and a half sink unit, extractor, part wall tiled, floor tiled and plumbing for washing machine. Built in storage cupboards, upvc double glazed window, central heating radiator and upvc double glazed door onto the garden.

## Bedroom:

**15'4" x 11'6" (4.68m x 3.51m)**

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

## Bedroom:

**11'6" x 7'6" (3.53m x 2.31m)**

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

## Bedroom:

**11'6" x 7'5" (3.51m x 2.28m)**

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

## Bathroom:

**8'1" x 7'10" (2.47m x 2.41m)**

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, upvc double glazed window and central heating radiator.



### Exterior:

To the front of the property is a enclosed low maintenance garden, mainly pebbled with shrubs and bushes. To the side elevation is a private driveway with ample parking leading to the garage.

### Garage:

Up and over door, power and lighting

### Garden:

To the rear of the property is a low maintenance fenced garden. Paved patio, pebbled areas, shrubs and bushes.

### Notes:

Council tax band: B

### 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.



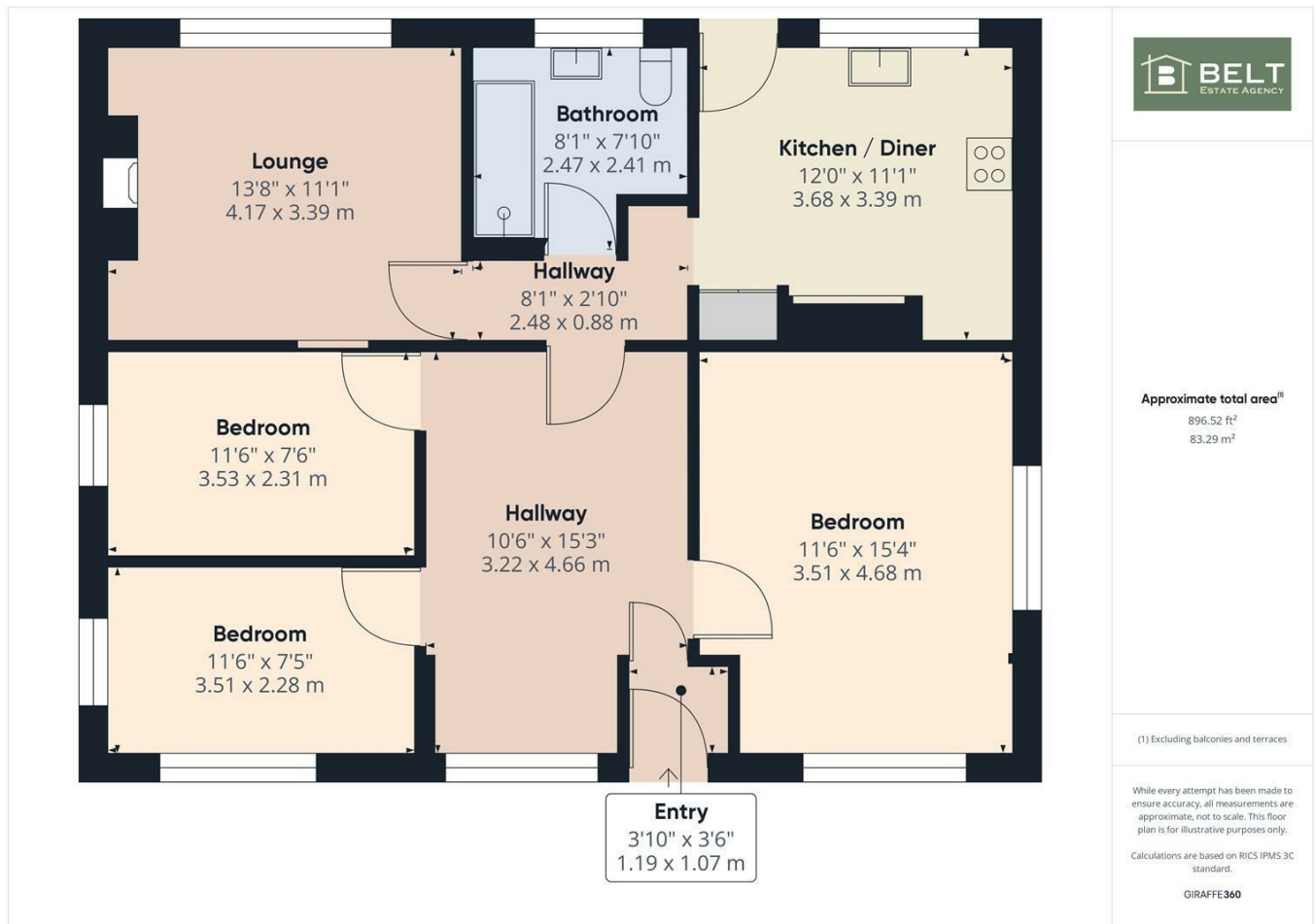
Road Map

Hybrid Map

Terrain Map



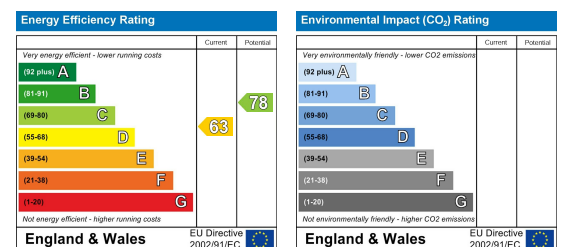
## Floor Plan



## 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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