



**35 Bempton Lane, Bridlington, YO16 7EJ**

**Price Guide £299,950**



# 35 Bempton Lane

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Welcome to Bempton Lane in Bridlington, a three bedroom detached house offering a perfect blend of comfort and modern living.

At the heart of the home lies a contemporary open plan kitchen, dining, and living area, which is bathed in natural light thanks to the bi-folding doors that open onto the expansive west-facing rear garden. This outdoor space is perfect for enjoying sunny afternoons and hosting gatherings with family and friends.

Convenience is key, as the property is situated close to local bus stops, making travel easy, and is within reach of Marton Road, where you will find a variety of shops and schools. The extensive parking available is a significant advantage, accommodating several vehicles, and even providing space for a caravan or motor home.

This detached house on Bempton Lane presents an excellent opportunity for anyone looking for a modern home in a convenient location. With its attractive features and ample outdoor space, it is sure to impress.

### Entrance:

Composite door into inner hall, central heating radiator and understairs storage cupboard housing gas combi boiler.

### Lounge:

13'4" x 11'1" (4.07m x 3.38m)

A front facing room, inset multi-fuel burning stove, upvc double glazed bay window and central heating radiator.

### Open plan kitchen/dining/living:

21'7" x 17'2" (6.58m x 5.25m)

### Kitchen:

Fitted with a range of modern base and wall units, under

cupboard lighting, central island, stainless steel sink unit, Bosch electric oven and induction hob with stainless steel extractor over. Part wall tiled, integrated washing machine and dishwasher. Inset multi-fuel burning stove and central heating radiator.

### Dining/living area:

Over looking the garden, bi-folding doors, sky lantern and central heating radiator.

### First floor:

Upvc double glazed window and access to part boarded loft space by drop down ladder with power and lighting.

### Bedroom:

14'0" x 8'2" (4.27m x 2.49m)

A front facing double room, modern fitted sliding wardrobes, upvc double glazed bay window and central heating radiator.

### Bedroom:

11'9" x 8'4" (3.60m x 2.55m)

A rear facing double room, modern fitted sliding wardrobes, upvc double glazed window and central heating radiator.

### Bedroom:

6'11" x 6'9" (2.13m x 2.08m)

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

### Bathroom:

8'5" x 6'10" (2.58m x 2.09m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower over, wc and wash hand basin. Part wall



tiled, floor tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

### Exterior:

To the front of the property is a extensive block paved parking area. To the side elevation is a private gated block paved driveway leading to the garage and rear garden. A water point.

### Garden:

To the rear of the property is a good size private west facing garden. Paved patio to lawn to further decked patio.

### Garage:

A brick built garage, manual roller door, power and lighting.

### 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:

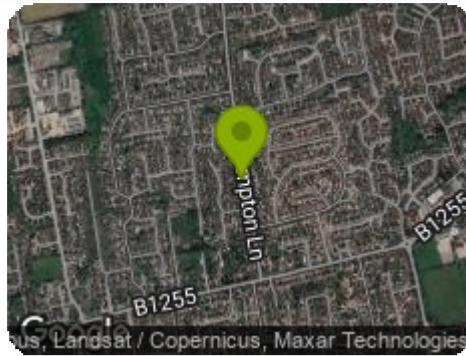
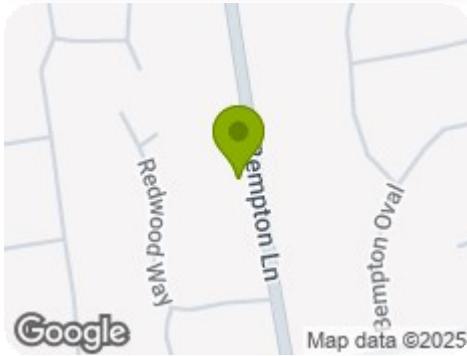
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



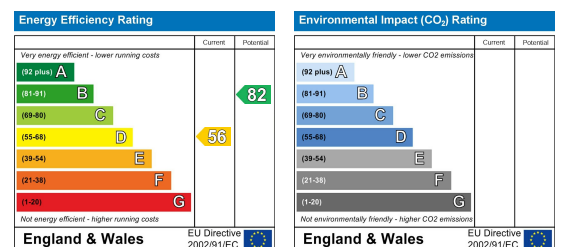
## Floor Plan



## 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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