



**4 Green Lane, Bempton, YO15 1JE**

**Price Guide £315,000**



# 4 Green Lane

Bempton, YO15 1JE

**Price Guide £315,000**



Welcome to the village of Bempton, this semi-detached house on Green Lane presents an exceptional opportunity for families seeking a spacious and versatile home.

One of the standout features of this property is the expansive workshop, which presents a multitude of possibilities for tradespeople or hobbyists alike. Whether you envision a creative studio, a home office, or a space for DIY projects, this workshop is sure to meet your needs.

Additionally, the large garden games room, complete with a log-burning stove, provides a delightful space for leisure and entertainment throughout the year. The extensive rear garden is a true haven, offering a tranquil escape from the hustle and bustle of daily life.

Parking will never be an issue here making it ideal for families with multiple cars or for those who enjoy hosting guests. There is also ample space for a caravan or motorhome.

Located in the charming village of Bempton, a favourite among walkers. The RSPB reserve on Bempton Cliffs is only a couple of miles away. This peaceful village is just 3 miles from Bridlington and offers bus and train services back into Bridlington or up the coast to Scarborough. The village features a pub, a small sub post office/store, a local primary school, and a village community hall. It is a popular choice for buyers.

This semi-detached house in Bempton is an ideal family home, combining spacious living areas, versatile outdoor spaces, and practical amenities.

## Entrance:

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

## Lounge:

17'0" x 11'6" (5.20m x 3.53m)

A spacious double aspect room, gas fire with marble inset and wood surround. Upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

## Sitting room:

10'7" x 9'9" (3.25m x 2.99m)

A front facing room, fireplace with cast iron inset and wood surround. Upvc double glazed window, central heating radiator and archway into:

## Kitchen:

15'0" x 6'9" (4.58m x 2.06m)

Fitted with a range of base and wall units, stainless steel sink unit, stainless steel extractor, part wall tiled and upvc double glazed window.

## Wc:

5'10" x 3'0" (1.78m x 0.93m)

Wc, part wall tiled and upvc double glazed window.

## Dining room/utility:

12'1" x 10'10" (3.69m x 3.31m)

A double aspect room fitted with cupboards, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the rear garden.

## First floor:

Built in storage cupboard and access to a boarded loft space.

## Bedroom:

12'3" x 11'5" (3.74m x 3.50m)

A front facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

## Bedroom:

11'7" x 9'1" (3.55m x 2.77m)

A front facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

## Bedroom:

8'9" x 7'6" (2.68m x 2.31m)

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

## Bathroom:

8'5" x 4'3" (2.59m x 1.31m)

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



### Exterior:

To the front of the property is a good size garden with lawn and hedged borders.

To the side elevation is a private driveway with extensive parking and room for a caravan or motor home.

### Garden:

To the rear of the property is a large fenced garden. Patio area to lawn. Two brick outbuildings for storage.

### Workshop:

40'10" x 19'6" (12.47m x 5.96m)

Large workshop that can be used for a variety of uses.

Power and lighting.

### Games room:

21'9" x 18'0" (6.65m x 5.51m)

Over looking the garden, inset log burning stove and three upvc double glazed french doors onto the garden.

With kitchen and wc.

### Kitchen:

14'1" x 9'2" (4.30m x 2.80m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, part wall tiled and upvc double glazed window.

### Wc:

Wc, upvc double glazed window.

### Notes:

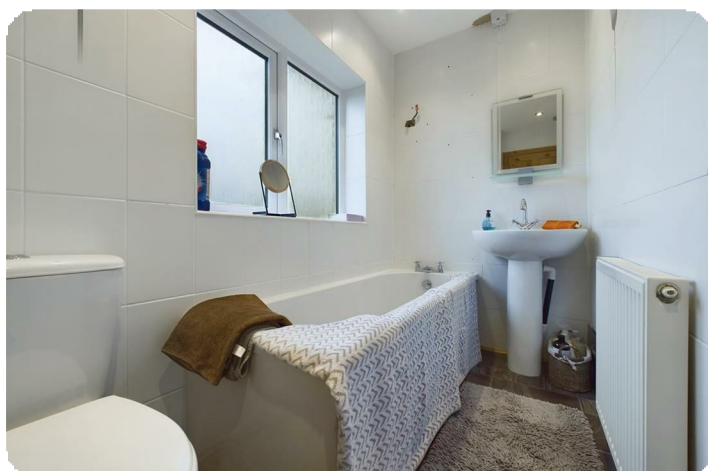
Council tax band: B

### 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



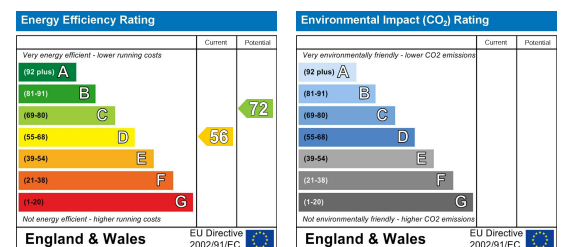
## Floor Plan



## 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.



[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)

