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Cherry Cottage, 2 Byedales, Bempton, YO15 1JW

Price Guide £345,000



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Welcome to the village of Bempton, Byedales presents an exceptional opportunity to acquire a beautifully designed detached bungalow. This architect-designed residence boasts a spacious layout, perfect for those seeking comfort and style in a tranquil setting.

The property features two reception rooms, providing ample space for relaxation and entertaining, three well-proportioned bedrooms, there is plenty of room for family or guests, and two bathrooms.

Bempton village 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 bespoke bungalow is ideally suited for retirement, providing a low-maintenance lifestyle in a picturesque location. With its thoughtful design and spacious interiors, Byedales is a perfect retreat for those looking to enjoy the beauty of the countryside while remaining close to local amenities.

Entrance:

Composite door into a spacious inner hall, built in storage cupboards, central heating radiator and access to boarded loft space by drop down ladder.

Lounge:

13'10" x 11'8" (4.24m x 3.58m)

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

Dining room:

9'10" x 8'10" (3.01m x 2.71m)

A rear facing room, central heating radiator and upvc patio doors into the sun room.

Sun room:

10'4" x 8'11" (3.17m x 2.72m)

A rear facing room, upvc double glazed windows, tiled floor, central heating radiator and upvc double glazed stable door onto the rear garden.

Kitchen/diner:

16'6" x 8'8" (5.04m x 2.66m)

Fitted with a range of base and wall units, composite sink unit, gas oven, gas hob with extractor over. Under cupboard lighting, gas combi boiler, part wall tiled, tiled floor, integrated fridge/freezer and microwave. Plumbing for washing machine, space for a tumble dryer, upvc double glazed window, central heating radiator and upvc door onto the rear garden.

Bedroom:

14'4" x 11'3" (4.37m x 3.45m)

A spacious front facing double room, walk in storage area, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

En-suite:

7'8" x 4'9" (2.34m x 1.45m)

Comprises, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

Bedroom:

12'10" x 10'6" (3.93m x 3.22m)

A rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

10'5" x 9'11" (3.19m x 3.04m)

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

Bathroom:

9'4" x 5'6" (2.87m x 1.70m)

Comprises corner bath with shower attachment, wc and wash hand basin. Part wall tiled, built in storage cupboard with central heating radiator, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a block paved driveway with ample parking.

Garden:

To the rear of the property is a south facing fenced garden. Paved patio area to lawn with borders of shrubs and bushes. To the side elevation is a walled garden with lawn.

Garage:

18'8" x 11'3" (5.71m x 3.43m)

Electric roller door, power, lighting, timber framed window and courtesy door.

Notes:

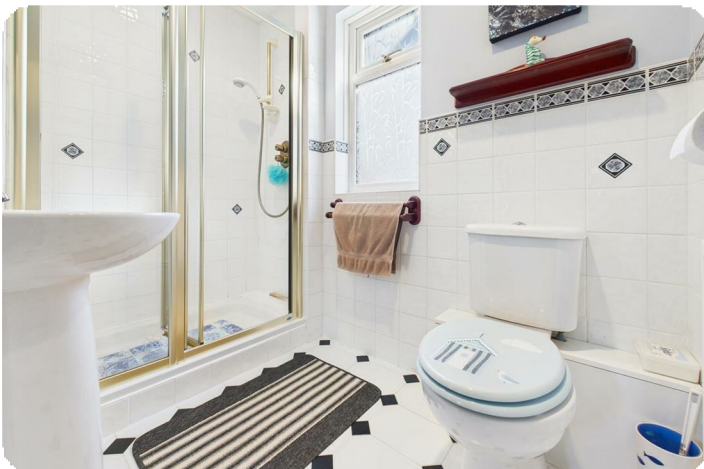
Council tax band: E

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



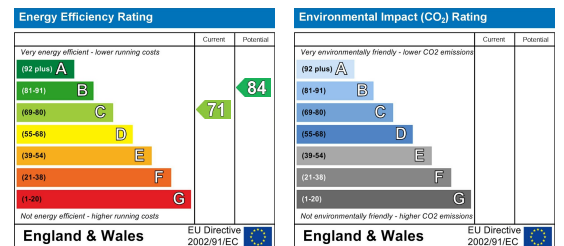
Floor Plan



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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