



16 Byedales, Bempton, YO15 1JW

Price Guide £450,000



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A substantial and individual five bedroom detached house situated on a corner plot with open countryside views to the rear. The property offers spacious living accommodation and is located in a cul-de-sac in Bempton village approx 3 miles from Bridlington and close to local amenities, post office, public house, church, primary school and the train station. Bempton village is also famous for its RSPB nature reserve, cliff tops and country walks. Ideal for family or retirement.

The property comprises: Ground floor: spacious entrance hall, office, cloakroom, dining room, kitchen/diner, lounge and stunning garden room with feature multi fuel stove. First floor: five double bedrooms, two en-suites and house bathroom. Exterior: well established landscaped gardens, block paved driveway for parking and double garage. Upvc double glazing and gas central heating.

This is a chain free property.

Entrance:

Upvc double glazed door into a spacious hall, understairs storage cupboard, feature tiled floor, exposed brick arch window into the dining room, central heating radiator and staircase to first floor.

Office:

11'7" x 8'3" (3.54m x 2.53m)

A front facing room, deep built in storage cupboard, upvc double glazed window, central heating radiator and side courtesy door into the garage.

Cloakroom:

6'3" x 3'10" (1.92m x 1.19m)

Wc, wash hand basin, full wall tiled, slate style tiled floor, extractor and central heating radiator.

Dining room:

15'9" x 12'4" (4.82m x 3.78m)

A front facing room, upvc double glazed window and central heating radiator. Double doors into:

Kitchen/diner:

17'3" x 12'4" (5.26m x 3.77m)

A spacious rear facing kitchen/diner fitted with a range of base and wall units, under cupboard lighting, one and a half sink unit, electric double oven, gas hob, electric five oven AGA, part wall tiled and floor tiled.

Utility:

6'8" x 5'0" (2.05m x 1.53m)

Plumbing for washing machine, space for a tumble dryer, Valiant gas combi boiler, part wall tiled, floor tiled and upvc double glazed door onto the garden.

Lounge:

15'10" x 12'3" (4.84m x 3.74m)

A rear facing room over looking the garden, gas fire with marble effect surround, upvc double glazed window and central heating radiator. Double doors into:

Garden room:

16'9" x 12'4" (5.13m x 3.78m)

A rear facing room over looking the gardens, vaulted apex ceiling, feature multi fuel stove, marble hearth, five upvc double glazed windows and upvc double glazed french doors onto the garden.

First floor:

A spacious landing, deep built in storage cupboard housing hot water store. Access to the loft.

Bedroom:

17'9" x 17'7" (5.43m x 5.37m)

A very spacious front facing double room, three upvc double glazed windows, one over looking the side of the property to open countryside and central heating radiator. Access to a second loft space.

En-suite:

7'4" x 5'4" (2.25m x 1.63m)

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

Bedroom:

16'0" x 12'4" (4.88m x 3.78m)

A spacious rear facing double room with open views to the countryside, wash hand basin with vanity unit. Upvc double glazed window and central heating radiator.

Bedroom:

15'10" x 12'4" (4.84m x 3.78m)

A spacious rear facing double room with open views to the countryside, wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

En-suite shower room:

6'9" x 5'0" (2.07m x 1.54m)

A Jack and Jill shower room accessed from bedrooms two and three. Comprises shower cubicle with plumbed in shower, wc, full wall tiled, extractor, upvc double glazed window and central heating radiator.

Bedroom:

12'9" x 12'5" (3.91m x 3.81m)

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

Bedroom:

11'6" x 8'8" (3.52m x 2.65m)

A front facing double room currently used as a dressing room, upvc double glazed window and central heating radiator.

Bathroom:

8'5" x 7'4" (2.59m x 2.26m)

Comprises bath with shower attachment, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a small established garden, with shrubs and bushes. Block paved driveway for parking.

Garden:

To the rear of the property is an established landscaped garden. Block paved terracing well stocked raised brick borders. Mature Hawthorne hedging

across the boundary which adjoins open countryside, a pergola and large green house. To the side of the property is a further garden area pebbled, exotic trees and artificial grass.

Double garage:

17'10" x 16'4".118'1" (5.45m x 5.36m)

Up and over door, power, lighting, utility area with base units, shower cubicle with plumbed in shower, central heating radiator and upvc double glazed side courtesy door.

Notes:

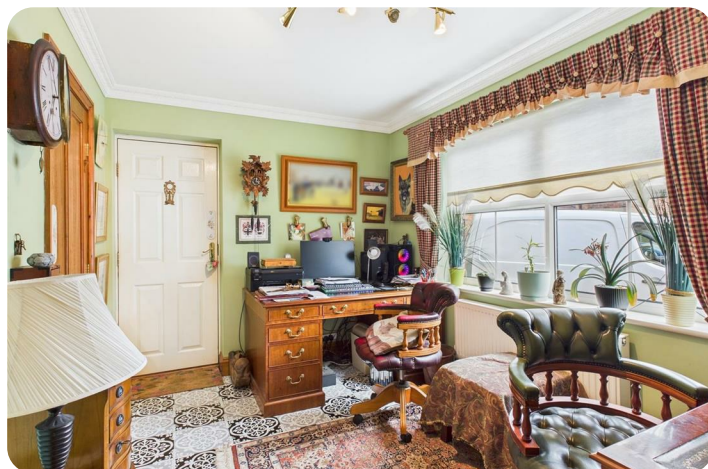
Council tax band F

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



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2684.12 ft²
249.36 m²

(1) Excluding balconies and terraces

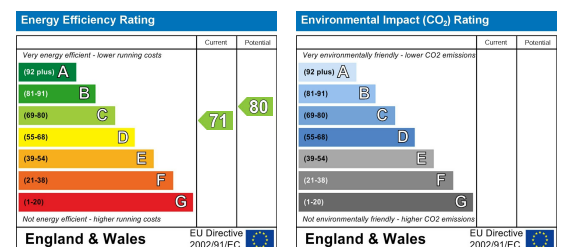
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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