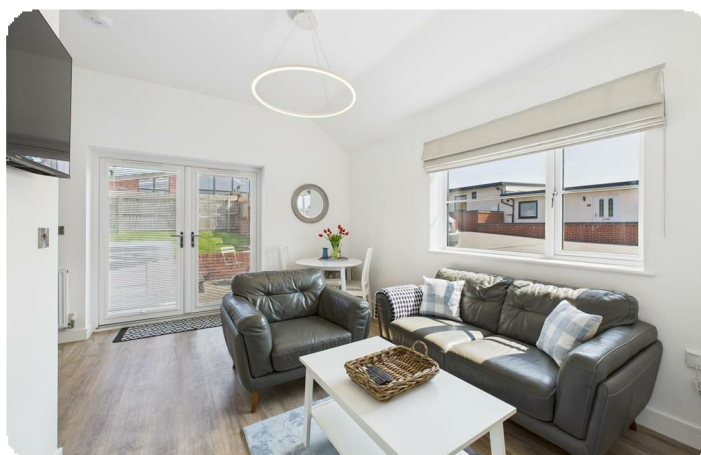




The Nest, 3 Holly Close, Buckton, YO15 1BZ

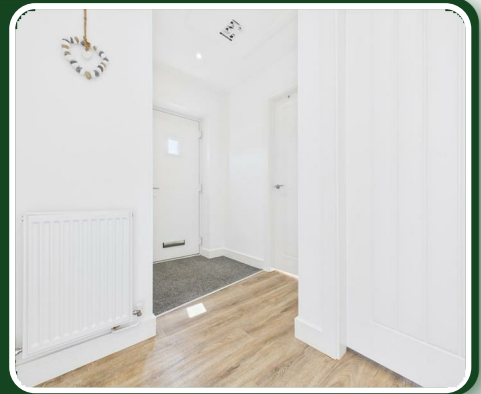
Price Guide £199,950



The Nest, 3 Holly Close

Buckton, YO15 1BZ

Price Guide £199,950



Welcome to the village of Buckton, this two-bedroom bungalow offers a perfect blend of modern living and serene countryside charm.

Located on the exclusive Holly Close development, this property is currently operated as a successful holiday let, making it an excellent investment opportunity or an ideal choice for those looking to downsize.

The bungalow features a reception room that seamlessly connects to a contemporary open-plan kitchen, dining, and living area. The modern design is complemented by ample natural light, enhancing the overall appeal of the home. With one well-appointed bathroom, this property caters to all your essential needs.

Parking is a breeze with space available for two vehicles, ensuring convenience for you and your guests. The contents of the property can be included, making it a hassle-free option for prospective buyers or renters.

Buckton village is situated approximately three miles north of Bridlington, providing easy access to local amenities. The nearby Bempton village offers a junior school, a sub post office, a railway station, a community hall, and a local inn. Additionally, residents can enjoy the stunning bird sanctuary at Bempton Cliffs, perfect for nature enthusiasts.

With no ongoing chain, this bungalow presents an excellent opportunity to acquire a lovely home in a picturesque setting. Whether you are seeking a peaceful retreat or a lucrative investment, this property is not to be missed.

Entrance:

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

Open plan kitchen/dining/living:

15'7" x 13'4" (4.75m x 4.07m)

Kitchen:

Fitted with a range of modern base and wall units, inset stainless steel sink unit, Quartz worktops, electric oven, gas hob with stainless steel extractor over. Integrated fridge/freezer, washing machine, velux window and central heating radiator.

Lounge/diner:

A front facing room, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

Bedroom:

11'0" x 9'4" (3.37m x 2.87m)

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

Bedroom:

8'7" x 5'9" (2.64m x 1.77m)

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

Bathroom:

6'5" x 5'8" (1.96m x 1.74m)

Comprises a modern suite, 'p' shaped bath with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled, floor tiled, extractor and ladder radiator.

Exterior:

To the side elevation is a good size fenced garden. Paved patio with hot tub to lawn.

To the front of the property is private parking for 2 cars.

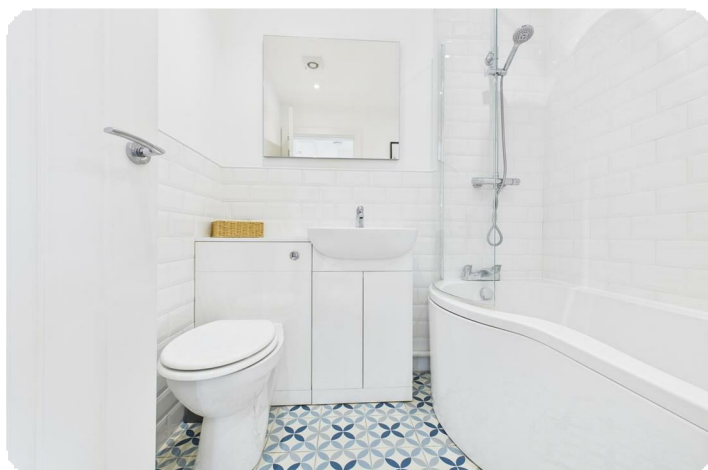
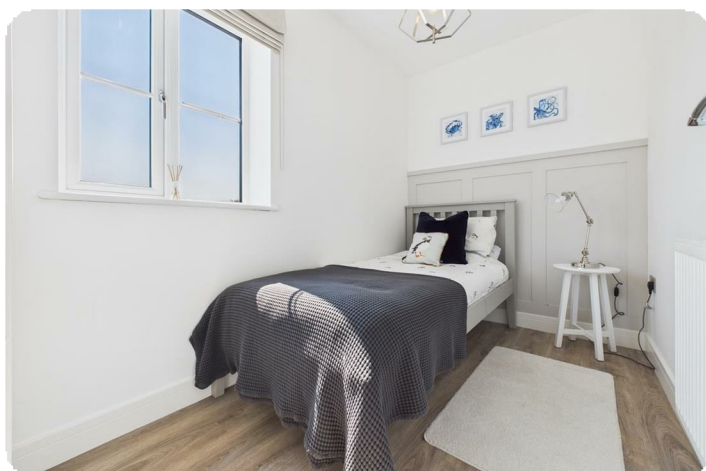
Purchase procedure

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,

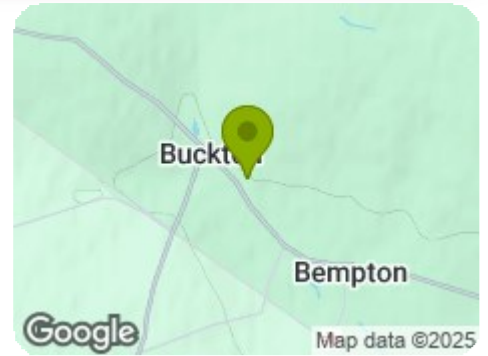
individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to 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.



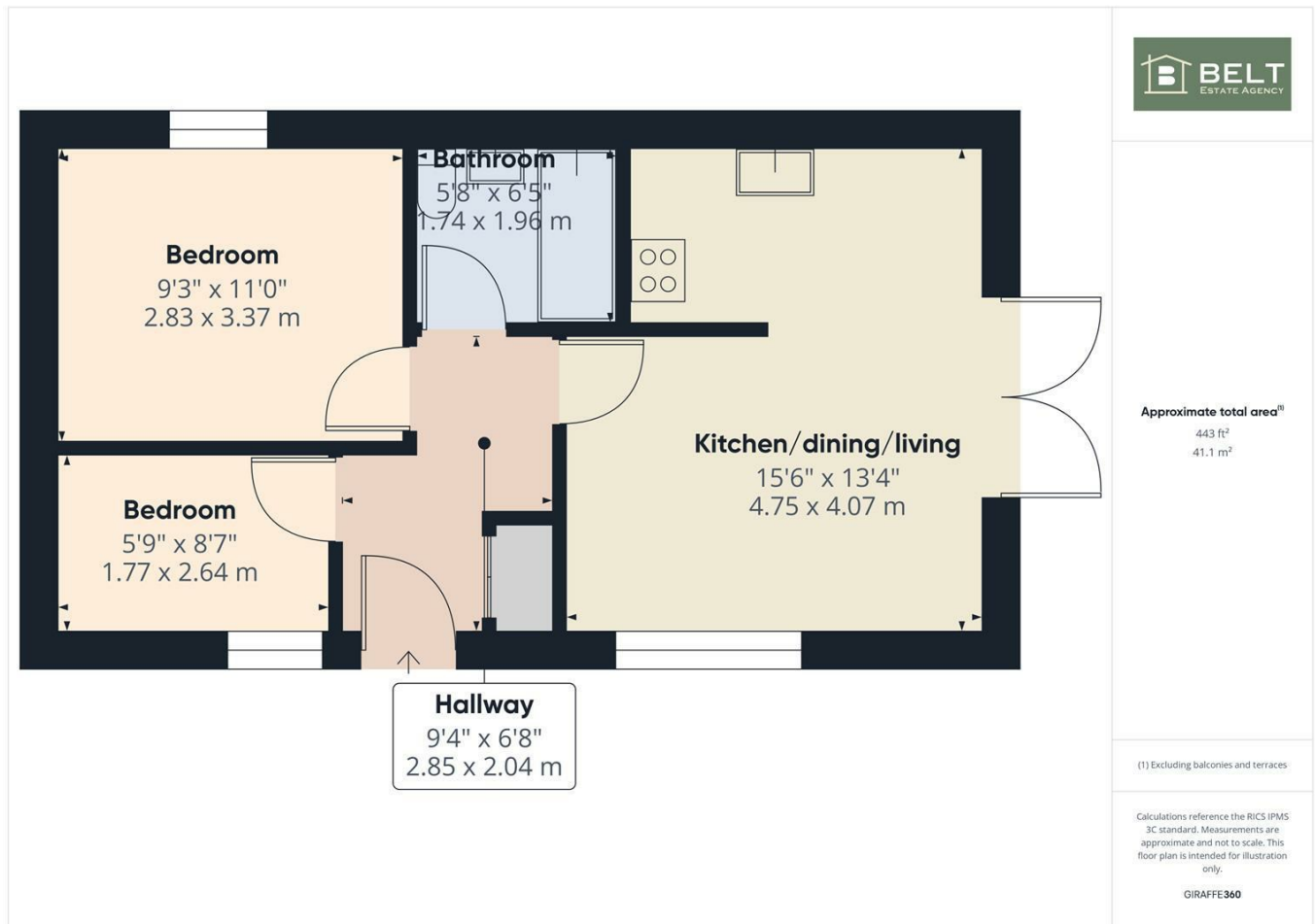
Road Map

Hybrid Map

Terrain Map



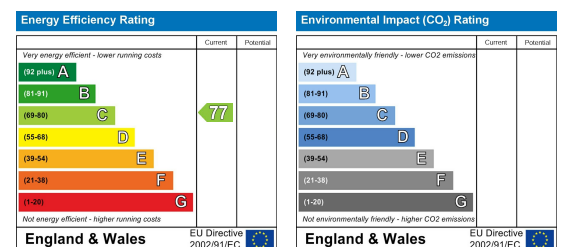
Floor Plan



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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