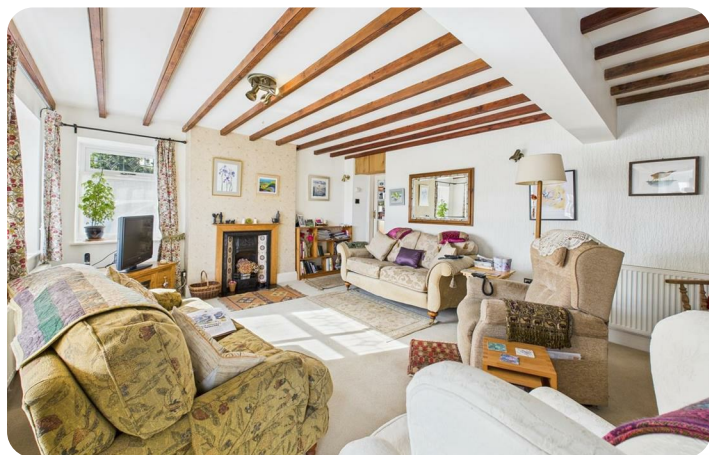




44 Main Street, Buckton, YO15 1HU

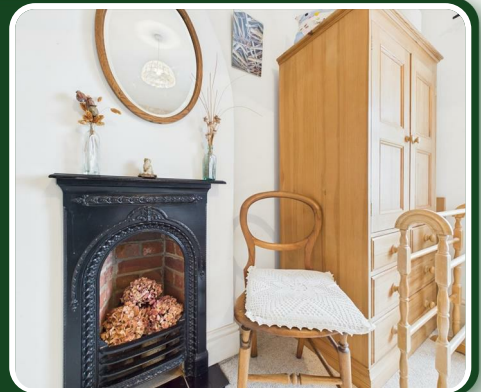
Price Guide £400,000



44 Main Street

Buckton, YO15 1HU

Price Guide £400,000



Welcome to Main Street in the village of Buckton, this delightful detached cottage offers a unique blend of traditional character and modern convenience.

Having been lovingly extended by the current owners, who have resided here for over 50 years, this property is now ready for a new family to create lasting memories.

Boasting three spacious reception rooms, this home provides ample space for both relaxation and entertaining. The four well-proportioned bedrooms ensure that there is plenty of room for family and guests alike. The property features a family bathroom, catering to the needs of a busy household.

One of the standout features of this home is the stunning, large established rear garden. This outdoor space is a true haven, perfect for children to play, gardening enthusiasts, or simply enjoying the tranquillity of nature. A viewing is essential to fully appreciate the beauty and potential of this garden.

Parking is convenient with space for two vehicles, making it easy for families.

Buckton village is ideally located just three miles north of Bridlington, providing easy access to the coast and a variety of local amenities. The nearby village of Bempton offers essential services, including a primary school, a sub-post office, a railway station, a community hall, and a local inn. Nature lovers will delight in the proximity to the bird sanctuary on Bempton Cliffs, while Flamborough village is also just a short distance away.

This property is an ideal family home, combining the charm of a traditional cottage in a picturesque setting. Don't miss the opportunity to make this wonderful house your new home.

Entrance:

Wood door into:

Side porch/car port:

A useful area for sitting and storage, can also be used for car parking. Upvc double glazed door into:

Open plan kitchen/dining/living area:

28'1" x 10'2" (8.57m x 3.11m)

Kitchen:

Fitted with a range of base and wall units, composite one and a half sink unit, part wall tiled, floor tiled, pantry, built in storage cupboard, exposed beams, two single glazed windows and central heating radiator.

Dining/living area:

A rear facing room, inset log burning stove, exposed beams, double glazed window and central heating radiator.

Lounge:

18'4" x 13'7" (5.60m x 4.16m)

A spacious front facing room with stunning countryside views, period fireplace with cast iron inset and wood surround. Exposed beams, three upvc double glazed windows and two central heating radiators. Composite front door.

Office/playroom:

13'5" x 7'6" (4.10m x 2.29m)

A front facing room, two upvc double glazed windows, two central heating radiators and staircase to the first floor.

Store:

Gas boiler and single glazed window.

Utility:

14'8" x 5'4" (4.49m x 1.63m)

Fitted with cupboards, Belfast sink unit, space for fridge, part wall tiled, upvc double glazed window, central heating radiator, upvc double glazed door and composite door onto the gardens.

Cloakroom:

8'3" x 4'11" (2.52m x 1.52m)

Single glazed window and central heating radiator.

Wc:

5'9" x 2'9" (1.76m x 0.86m)

Wc, wash hand basin, part wall tiled and upvc double glazed window.

First floor:

Upvc double glazed window and two central heating radiators.

Bedroom/Sitting Room:

19'1" x 8'3" (5.82m x 2.54m)

A rear facing double room currently used as a office/sitting area over looking the garden, built in wardrobes, upvc double glazed bow window and central heating radiator.

Bedroom:

13'7" x 10'3" (4.16m x 3.14m)

A rear facing double room, built in storage cupboard, two upvc double glazed windows and central heating radiator.

Bedroom:

13'0" x 11'3" (3.97m x 3.44m)

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

Bedroom:

13'7" x 8'5" (4.15m x 2.58m)

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

Bathroom:

7'7" x 5'3" (2.32m x 1.61m)

Comprises bath with electric shower over, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the side of the property is a pebbled parking area for 2 cars.

Garden:

Large established gardens, with a variety of paved patios, hedges, fruit trees, shrubs and bushes. A brick built out building with power and lighting, useful for storage or workshop. A gazebo, two green houses and a timber built shed.

Out Building:

10'4" x 8'9" (3.15m x 2.68m)

A brick built out building, power and lighting, plumbing for washing machine.

Notes:

Council tax band: D

Solar panels.

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



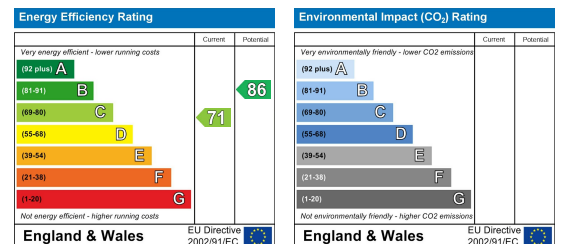
Floor Plan



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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