



BELT
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6 Acreykes, Bempton, YO15 1LY

Price Guide £195,000



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A three bedroom link detached house in this pleasant village location overlooking the church. Situated approximately three miles north of Bridlington. Bempton village has a local junior school, sub post office, local inn and access to the Bird sanctuary on Bempton cliffs.

The property comprises: Ground floor: wc, lounge, dining room, kitchen and upvc conservatory. First floor: three double bedrooms and bathroom. Exterior: private driveway, garage and gardens. Upvc double glazing and gas central heating. No ongoing chain.

Entrance:

Upvc double glazed side door into inner hall, built in storage cupboard and central heating radiator.

Wc:

4'4" x 4'3" (1.33m x 1.32m)

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

Lounge:

16'6" x 12'4" (5.04m x 3.76m)

A front facing room, gas fire with brick surround, two upvc double glazed windows and central heating radiator.

Dining room:

10'2" x 8'1" (3.10m x 2.48m)

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

Kitchen:

10'2" x 7'10" (3.10m x 2.39m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine and upvc double glazed door into:

Upvc conservatory:

8'3" x 7'11" (2.52m x 2.42)

Over looking the garden and courtesy door into the garage.

First floor:

Upvc double glazed window.

Bedroom:

16'5" x 9'9" (5.02m x 2.98m)

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

Bedroom:

10'2" x 8'2" (3.11m x 2.50m)

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

Bedroom:

10'2" x 7'10" (3.11m x 2.39m)

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

Bathroom:

8'2" x 5'6" (2.50m x 1.69m)

Comprises shower cubicle with plumbed in shower above, wc and wash hand basin. Part wall tiled, stainless steel ladder radiator and upvc double glazed window.

Exterior:

(Access to the front of the property via St. Michael Walk.) To the front of the property is a fenced enclosed garden area, paved with borders of shrubs and bushes. Pathway leading to the side entrance. To the rear of the property is a further garden area and block paved driveway and access to the garage.

Notes:

Council tax band: C

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



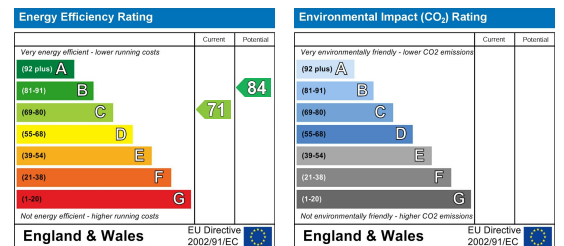
Floor Plan



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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