



BELT
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Fawke House, 1 Green Lane, Bempton, YO15 1JE

Price Guide £450,000



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Welcome to the village of Bempton, a stunning detached house located on Green Lane.

Recently renovated by the current owners, the property boasts a contemporary kitchen/diner and two stylish bathrooms, ensuring comfort and convenience for the whole family. With four spacious bedrooms and two inviting reception rooms, there is ample space for relaxation and entertaining.

Set on a generous plot, the house is surrounded by beautifully established gardens, providing an outdoor retreat. The property also features extensive parking and two garages, making it ideal for families or those with multiple vehicles.

Located in the village of Bempton a favourite with walkers and the RSPB reserve on Bempton cliffs is only a couple of miles away. This quiet little village is only 3 miles from Bridlington and there a bus service and train service back into Bridlington or up the coast to Scarborough. The village has a pub, small sub post office/stores, local primary school and a village community hall. A popular choice for buyers.

This property is a wonderful home in a picturesque setting, perfect for those looking to enjoy the best of village life while remaining close to the coast.

Entrance:

Upvc double glazed door into inner porch. Door into a spacious inner hall, understairs storage cupboard and two vertical radiators.

Lounge:

13'2" x 11'11" (4.02m x 3.64m)

A front facing room, open fire with tiled inset and wood surround. Upvc double glazed bay window, upvc double glazed window and vertical radiator.

Sitting room:

13'2" x 11'1" (4.02m x 3.40m)

A rear facing room, upvc double glazed window, vertical radiator and upvc double glazed french doors onto the garden.

Kitchen/diner:

17'7" x 9'10" (5.37m x 3.01m)

Fitted with a range of modern base and wall units, stainless steel one

and a half sink unit, integrated dishwasher, upvc double glazed window, two vertical radiators and upvc double glazed french doors onto the garden.

Wc:

3'4" x 3'3" (1.03m x 1.00m)

Wc, wash hand basin with vanity unit, wall tiled and floor tiled.

First floor:

A spacious landing, built in storage cupboard and upvc double glazed window.

Bedroom:

13'4" x 10'5" (4.07m x 3.18m)

A spacious front facing double room, built in wardrobes and cupboards, Upvc double glazed bay window and vertical radiator.

Bedroom:

13'1" x 9'8" (4.00m x 2.97m)

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

Bedroom:

10'4" x 10'0" (3.16m x 3.05m)

A front facing double room, upvc double glazed bay window with seat and vertical radiator.

En-suite:

6'10" x 6'1" (2.09m x 1.86m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

Bedroom:

7'10" x 7'9" (2.40m x 2.37m)

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

Bathroom:

9'1" x 7'1" (2.78m x 2.17m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, two upvc double glazed windows and chrome ladder radiator.

Exterior:

At the front of the property, gated access opens to a sweeping block paved and pebbled driveway with ample parking leading to the garages. The established garden features a lawn surrounded by a mix of hedges, trees, shrubs, and bushes. The first garage offers drive-through access to a paved area, which then leads to the second garage.

Garden:

At the back of the property lies a spacious, beautiful garden with paved patios, lawn, and borders lined with hedges, shrubs, and bushes. It also features vegetable plots, a greenhouse, two sheds, and a log store.

Garage one:

16'10" x 10'1" (5.15m x 3.09m)

Front double opening doors, power, lighting, plumbing for washing machine, gas combi boiler and rear electric door.

Garage two:

22'3" x 10'9" (6.79m x 3.29m)

Electric door power and lighting.

Notes:

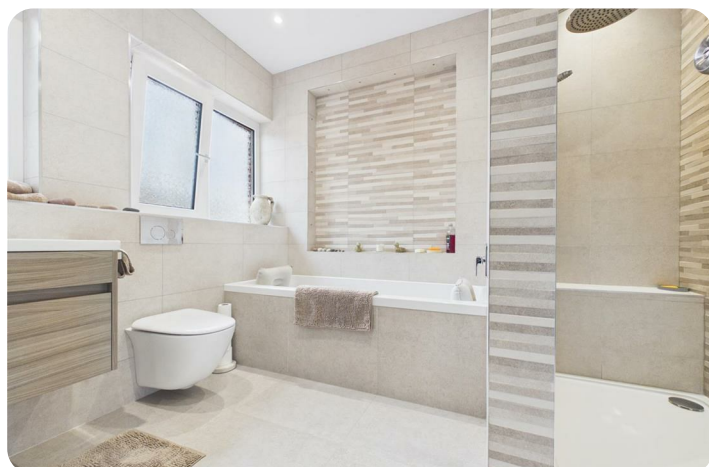
Council tax band D

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



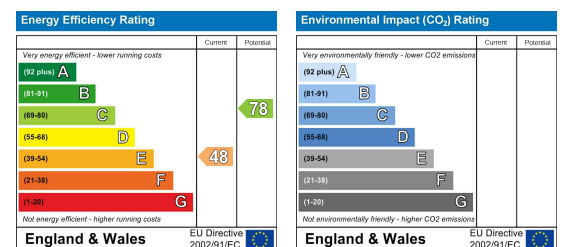
Floor Plan



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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