



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



**22 Bempton Close, Bridlington, YO16 7HL**

**Offers In The Region Of £175,000**



2



1



2



2



# 22 Bempton Close

Bridlington, YO16 7HL

## Offers In The Region Of £175,000



Welcome to the residential area of Bempton Close, Bridlington. This semi-detached bungalow offers a unique opportunity for comfortable living.

The bungalow boasts an inviting reception room, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms and an additional loft room, this property is perfect for those seeking a blend of space and versatility. A standout feature of this home is the large conservatory, which overlooks the garden, allowing natural light to flood in and creating a serene space to enjoy the beauty of the outdoors throughout the year.

Set on a generous corner plot, the property benefits from private parking, ensuring convenience for residents and guests alike.

The location is particularly advantageous, being just off Marton Road, where you will find a variety of local shops, a chemist all within easy reach. Additionally, the area is well-served by bus routes.

Whether you are a first-time buyer, looking to downsize, or seeking a peaceful retreat, this bungalow is sure to impress.

### Entrance:

Upvc double glazed side door leads into:

### Bedroom:

9'10" x 8'10" (3.01m x 2.70m)

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

### Inner hall:

Upvc double glazed window and central heating radiator.

### Lounge:

12'11" x 12'8" (3.94m x 3.87m)

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

### Kitchen:

12'7" x 7'7" (3.85m x 2.32m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, part wall tiled, plumbing for washing machine and upvc double glazed french doors into the conservatory.

### Upvc conservatory:

22'4" x 8'11" (6.83m x 2.73m)

A spacious reception room overlooking the garden, four central heating radiators and french doors.

### Bedroom:

11'8" x 8'0" (3.57m x 2.46m)

A rear facing double room, central heating radiator and upvc double glazed patio doors into the conservatory. Access to a large boarded loft space by fitted ladder with velux window.

### Bathroom:

7'6" x 4'6" (2.29m x 1.39m)

Comprises walk in shower with electric shower, 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 walled garden, lawn with well established borders of shrubs and bushes. Private driveway for parking leading to a car port.

To the rear of the property is a private enclosed garden. Mainly paved with established borders of hedges, shrubs and bushes. A shed.

### Notes:

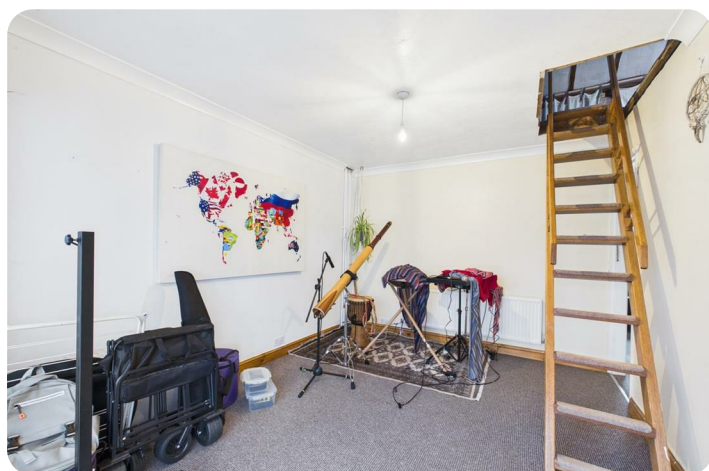
Council tax band: A

### 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



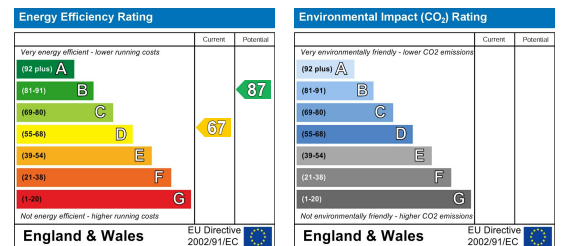
### Floor Plan



### 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.



[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)

