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5 Bempton Lane, Bridlington, YO16 7EJ

Offers Over £299,950

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The Property Ombudsman
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5 Bempton Lane

Bridlington, YO16 7EJ

Offers Over £299,950





Welcome to Bempton Lane in Bridlington, an individually designed and deceptively spacious dormer bungalow.
Upon entering, you will find two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The home features three comfortable bedrooms and two bathrooms providing ample accommodation for family or visitors.
One of the standout features of this property is the large contemporary rear orangery, which offers views of the south and west facing garden. This space is ideal for relaxation or hosting gatherings, allowing natural light to flood in and create a warm, welcoming atmosphere.
The garden itself is a retreat, perfect for enjoying the outdoors.
Conveniently located, the property offers easy access to local bus routes and the nearby shops on Marton Road
This bungalow is offered with no ongoing chain, making it an attractive option for those looking to move quickly.
A viewing is essential to truly appreciate what this property has to offer.

Entrance:

Upvc double glazed door into outer porch, tiled floor. Door into spacious inner hall, original oak parquet flooring, central heating radiator and large built in storage cupboard housing gas combi boiler.

Lounge:

16'8" x 14'7" (5.10m x 4.46m)
A spacious front facing room, gas fire with marble inset and wood surround. Amtico herringbone flooring, upvc double glazed window, upvc double glazed bay window and two central heating radiators.

Dining room:

14'8" x 13'2" (4.49m x 4.02m)
A spacious rear facing room, gas fire with marble inset and wood surround. Built in storage cupboards and drawers. Two central heating radiators and upvc bay with French doors into the orangery.

Kitchen:

14'8" x 6'3" (4.48m x 1.91m)
Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric cooker with extractor over. Plumbing for washing machine, integrated fridge/freezer and dishwasher. Part wall tiled, two velux windows, upvc double glazed window and upvc double glazed door to the side elevation.

Orangery:

21'10" x 12'4" (6.67m x 3.76m)
A stunning orangery over looking the garden, sky lantern, amtico flooring, upvc double glazed windows, two central heating radiators and upvc double glazed bi-folding doors.

Bedroom:

14'9" x 10'6" (4.51m x 3.22m)
A rear facing double room, built in wardrobes and cupboards. Wash hand basin with vanity unit, upvc double glazed window and central heating radiator.

Bedroom:

12'9" x 11'5" (3.90m x 3.49m)
A front facing double room, built in shelves and cupboards. Understairs storage cupboard, upvc double glazed window and central heating radiator.

Shower room:

8'3" x 4'3" (2.54m x 1.32m)
Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and ladder radiator.

First floor:

Bedroom:

15'1" x 13'7" (4.61m x 4.16m)
A spacious side facing double room, built in wardrobes, deep built in storage cupboard, velux window and central heating radiator.

En-suite:

6'4" x 4'5" (1.94m x 1.36m)
Comprises bath with electric shower over, wc and wash hand basin

with vanity unit. full wall tiled, floor tiled, velux window and chrome ladder radiator.

Exterior:

To the front of the property is a enclosed, pebbled parking area with borders of hedges, shrubs and bushes.
To the side elevation is a private driveway with ample parking leading to the detached double length garage.

Garden:

To the rear of the property is a private garden, easy maintenance split level decking and professionally planted borders.
Shed/workshop with light and power. Enclosed area behind garage with separate storage shed and a cushion store.
Side Patio with feature indian sandstone.

Garage:

35'9" x 10'8" (10.91m x 3.26m)
Double length garage, 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.



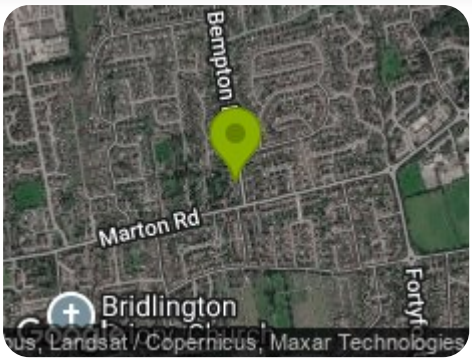






Road Map | Hybrid Map | Terrain Map







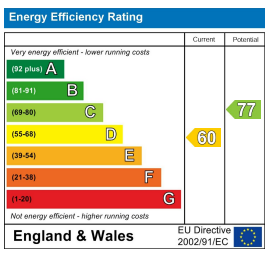
Floor Plan

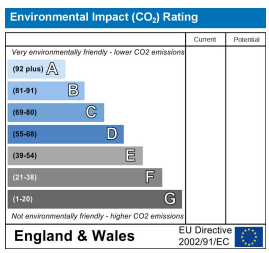


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.