



BELT
ESTATE AGENCY

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77 School Lane, Bempton, YO15 1JA

Offers Over £200,000



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A well appointed two bedroom semi detached bungalow with outstanding open country views to rear elevation across open fields.

Located in the village of Bempton a pleasant rural/coastal village three miles north of Bridlington. The village offers a local shop, public house, church, village hall, railway, bus service routes and primary school. The property is also located approximately a mile away from RSPB centre at Bempton cliffs.

Entrance:

Composite door leads directly into:

Sun room/utility:

26'7" x 5'11" (8.11m x 1.82m)

A double aspect room, fitted with base and wall units, stainless steel sink unit, part wall tiled, upvc double glazed window and upvc double glazed door onto the garden.

Kitchen:

12'4" x 8'8" (3.76m x 2.66m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, upvc double glazed window.

Lounge/diner:

17'1" x 9'10" (5.23m x 3.02m)

A front facing room, wood burning stove with marble surround, upvc double glazed window, built in shelves and cupboards.

Inner hall:

Built in storage cupboard housing hot water store.

Bedroom:

11'10" x 7'10" (3.61m x 2.41m)

A rear facing double room, built in sliding wardrobes, electric heater and upvc double glazed patio doors onto the garden.

Bedroom:

9'0" x 8'9" (2.75m x 2.67m)

A rear facing double room, upvc double glazed window.

Bathroom:

7'5" x 5'4" (2.27m x 1.65m)

Comprises bath with electric shower over, wc, wash hand basin with vanity unit, part wall tiled and upvc double glazed window.

Exterior:

To the front of the property is a fenced enclosed garden. Pebbled with shrubs and bushes.

To the side of the property is a private pebbled driveway leading to the garage.

To the rear of the property is a raised garden, mainly paved with borders, Stunning open views of the countryside.

Further fenced side garden, paved patio, gazebo, a pond, a shed, stunning open views of the countryside.

Notes:

Council tax band: B

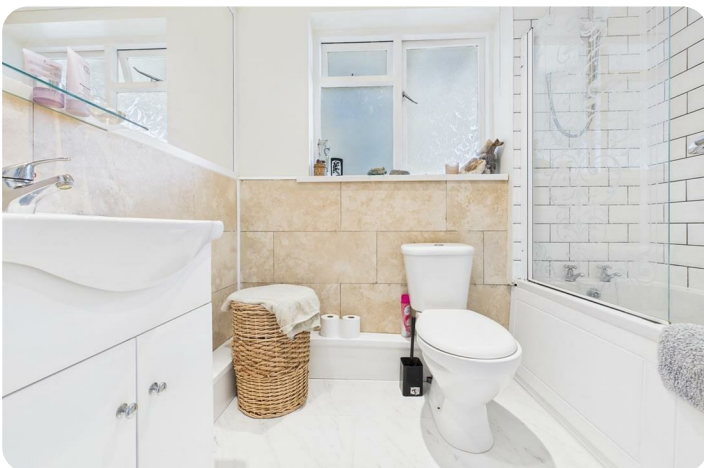
Purchase procedure

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

Lounge / Diner
17'1" x 9'10"
5.23 x 3.02 m

Bedroom
11'10" x 7'10"
3.61 x 2.41 m

Bedroom
9'0" x 8'9"
2.75 x 2.67 m

Dining Room
12'3" x 8'8"
3.76 x 2.66 m

Hall
5'5" x 3'0"
1.66 x 0.93 m

Bathroom
7'5" x 5'5"
2.27 x 1.65 m

Kitchen
26'7" x 5'11"
8.11 x 1.82 m

Approximate total area⁽¹⁾
700.16 ft²
65.05 m²

Logo: BELT ESTATE AGENCY

(1) Excluding balconies and terraces

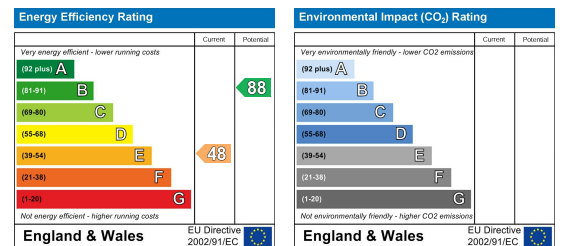
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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