Byedales, Bempton, near Bridlington, YO15 1JW

£410,000

Exceptionally spacious (2,700sqft) 5 double bedroom detached. Desirable village cul-de-sac overlooking paddocks. Excellent gardens (decent sized, low maintenance and relatively private). NO ONWARDS CHAIN.

Dales & Shires
ESTATE AGENTS

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this particularly spacious (2,700sqft with 5 double bedrooms!) detached modern home. Occupying a favourable, head of cul-de-sac position, overlooking paddocks, on the edge of this desirable coastal village. Features include: large rooms, plentiful natural light, gas central heating, double glazing, log burner, attractive brickwork, pleasant views and scope for personalisation. We anticipate this property will appeal to a variety of buyers, and we advise an early viewing to appreciate the location, size, layout, options, potential and value.

PROPERTY SUMMARY

The extensive accommodation includes: 4 reception rooms, breakfast kitchen, 5 double bedrooms, 3 bathrooms and an integral double-sized garage. Externally there is a front driveway and decorative garden. To the side and rear is a decent-sized outside space, which is currently low maintenance and ideal for relaxing and entertaining.

LOCATION

Bempton is a popular and desirable village, ideally located for access to the beautiful East Coast, Yorkshire countryside and transport links. The village amenities include a public house, village store, primary school and railway station. It is an ideal place to live, providing a rural village setting, whilst being conveniently situated for access into Bridlington, Filey, Scarborough, Malton, Driffield and York. The wider area boasts an excellent further choice of shops, schooling, restaurants, beaches, coastal walks and other tourist attractions. Popular with residents and tourists, this area of North Yorkshire is an ideal base for those keen to explore the beautiful surrounding countryside and famous coastline, including nearby RSPB Bempton Cliffs. The excellent transport links (including the A64, A614 and A165, bus routes and railway) make this area a popular choice with commuters and holiday makers.

DIRECTIONS

Sat Nav location: YO15 1JW.

GROUND FLOOR

Impressive reception entrance hall. Cloakroom WC and stairs.

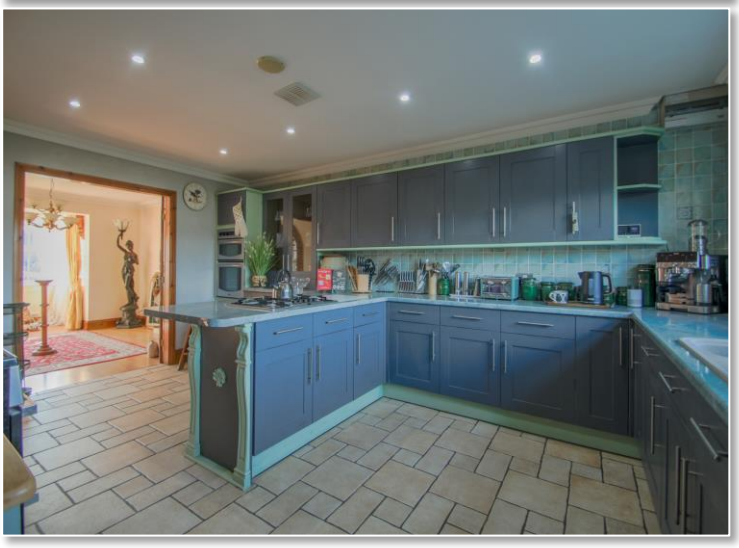
Lounge 15' 10'' x 12' 3'' (4.82m x 3.73m)
Comfortable sized main reception. Feature fireplace. Double doors to:

Garden Room 16' 10'' x 12' 4'' (5.13m x 3.76m)
A large addition to the original house with vaulted ceiling and raised log burner. Windows and doors onto the garden.

Kitchen 17' 3'' x 12' 4'' (5.25m x 3.76m)
Large family sized kitchen with peninsular breakfast bar. Door to rear utility room. Glazed double doors to:

Dining Room 12' 4'' x 11' 3'' (3.76m x 3.43m) plus bay.
Excellent formal dining room with front bay window.

Office 11' 8'' x 8' 4'' (3.55m x 2.54m)
Ideal as for home working, or a snug/play room. Useful store cupboard and door to the integral garage.



FIRST FLOOR
Large central landing.

Bedroom One 17' 8'' x 17' 7'' (5.38m x 5.36m) L shaped.
Very large main bedroom.

En-Suite 7' 5'' x 5' 4'' (2.26m x 1.62m)
Fitted bath suite.

Bedroom Two 16' 0'' x 12' 5'' (4.87m x 3.78m)
Large double bedroom. Sink. Door to shared en-suite.

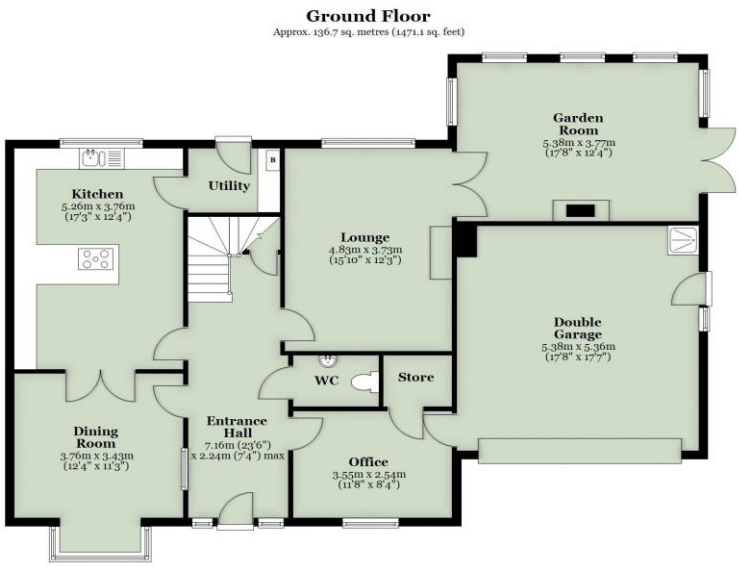
Bedroom Three 15' 11'' x 12' 3'' (4.85m x 3.73m)
Large double bedroom. Sink. Door to shared en-suite.

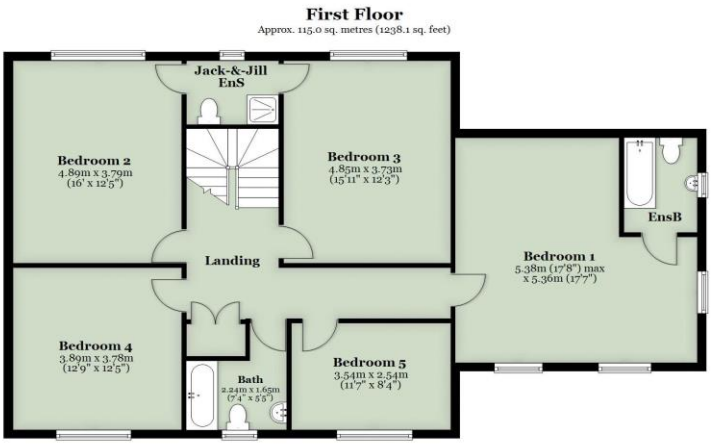
En-Suite ('Jack & Jill')
Shower cubicle and toilet.

Bedroom Four 12' 9'' x 12' 5'' (3.88m x 3.78m)
Double bedroom.

Bedroom Five 11' 7'' x 8' 4'' (3.53m x 2.54m)
Smaller double bedroom

Bathroom
Fitted bath suite.





GARAGE 17' 8'' x 17' 7'' (5.38m x 5.36m)
Integral double-sized garage with electric door and side door to the garden.

OUTSIDE
To the front is a block paved driveway and low maintenance garden area. Secure gated access to both sides. To the side and rear of the house are low maintenance and relatively private gardens, ideal for relaxing and entertaining, with areas of direct sun and shade at most times of day.

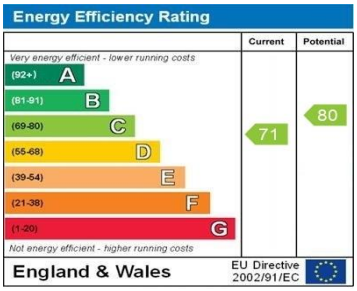
AGENT'S NOTES
To book a viewing, to ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email. We are the exclusive selling agent for this property. Viewings are by appointment only.

PROPERTY TO SELL?
We sell properties throughout Yorkshire and surrounding areas. We handle all types of residential property, and have particular expertise in selling lifestyle, period, individual and rural homes. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fee is competitive, and our terms are straight forward and user friendly – there are no hidden catches and no long contract tie-ins. We also don't charge any setting up fees or withdrawal fees.

Call us or visit **dalesandshires.com** for full details.

Viewing / Offer Process:
Viewings are by appointment only. All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Tenure: Freehold.
Council Tax Band: F.

These details were prepared / amended on: 16/10/2026

AGENT'S STANDARD DISCLAIMER
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2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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