



36 High Street, Bempton, YO15 1HB

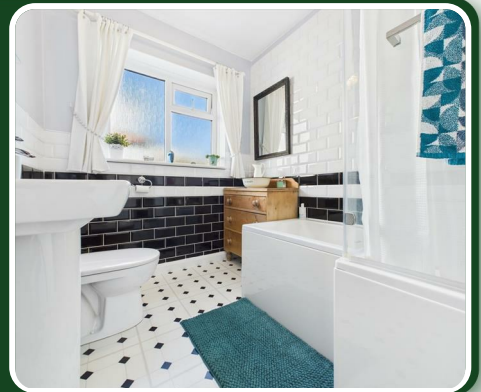
Price Guide £200,000



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Welcome to High Street in the village of Bempton, this bungalow offers generous living space and is deceptively spacious, making it an ideal home.

The bungalow features a spacious reception room, a modern kitchen, three well-proportioned bedrooms, allowing ample space for family members or guests. The bathroom is thoughtfully designed, catering to all your needs.

This property has been well-maintained and is presented to a high standard throughout. Notably, it boasts a new roof installed in 2024 and all new windows fitted in 2022, ensuring energy efficiency and peace of mind for the new owner.

The absence of an ongoing chain makes this property even more appealing, allowing for a smoother transition into your new home.

The village of Bempton is 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.

To truly appreciate what this bungalow has to offer, a viewing is essential. This is a wonderful opportunity to acquire a well-presented home in a desirable location, so do not miss out on the chance to make it yours.

Entrance:

Upvc double glazed side door into the kitchen.

Kitchen:

14'4" x 10'9" (4.39m x 3.28m)

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

steel sink unit and electric cooker with extractor over. Part wall tiled, integrated fridge/freezer, gas combi boiler fitted 2018, plumbing for washing machine, understairs storage cupboard, two upvc double glazed windows and central heating radiator.

Lounge/diner:

14'7" x 12'3" (4.47m x 3.75m)

A spacious rear facing room, built in storage cupboard, two upvc double glazed windows, central heating radiator and upvc double glazed patio doors into the sun room.

Sun room:

12'9" x 5'1" (3.90m x 1.57m)

A rear facing room, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

Bedroom:

10'7" x 10'6" (3.24m x 3.22m)

A front facing double room, two upvc double glazed windows and central heating radiator.

Walk in wardrobe:

10'5" x 3'6" (3.19m x 1.09m)

Built in hanging rails and shelves.

Bathroom:

7'8" x 6'3" (2.34m x 1.93m)

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

First floor:

Built in storage cupboard.

Bedroom:

11'5" x 10'0" (3.49m x 3.07m)

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

Bedroom:

11'10" x 9'6" (3.63m x 2.91m)

A front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

Exterior:

To the side of the property is a right of way access to the garage and gated access to rear garden.

Garden:

To the rear of the property is a private fenced garden. Pebbled to paved patio established borders of shrubs and bushes. A timber built shed.

Garage:

Up and over door, power and lighting.

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



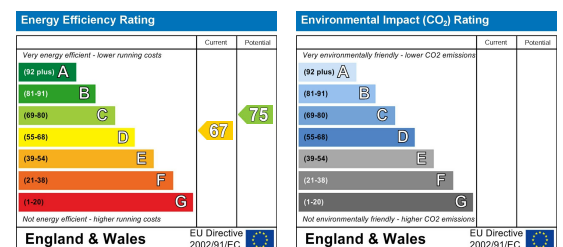
Floor Plan



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



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