BELT
ESTATE AGENCY

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23 Bempton Drive, Bridlington, YO16 7HG

Offers Over £115,000

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The Property Ombudsman
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23 Bempton Drive

Bridlington, YO16 7HG

Offers Over £115,000

Welcome to Bempton Drive in the coastal town of Bridlington, this semi-detached bungalow set on a corner plot presents an excellent opportunity for those looking to downsize.

The property features a well-proportioned reception room, kitchen/diner, one comfortable bedroom, and a bathroom, making it an ideal choice for individuals or couples seeking a manageable living space.

The property is equipped with solar panels, promoting energy efficiency and potentially reducing utility costs, which is a significant advantage for environmentally conscious buyers.

Conveniently located just off Marton Road, the bungalow is approximately 500 meters from local shops, a chemist, and regular bus service routes, ensuring that all essential amenities are within easy reach.

This bungalow on Bempton Drive is certainly worth considering, contact our office today to arrange a viewing.

Entrance:

Upvc double glazed door into inner hall, central heating radiator.

Kitchen/diner:

10'8" x 10'7" (3.26m x 3.25m)

Fitted with a range of base and wall units, stainless steel sink unit, stainless steel extractor, part wall tiled, plumbing for washing machine, gas combi boiler and central heating radiator.

Lounge:

16'9" x 10'8" (5.12m x 3.26m)

A spacious front facing room, gas fire in a modern surround, three upvc double glazed windows and central heating radiator.

Bedroom:

11'11" x 8'10" (3.64m x 2.71m)

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

Bathroom:

6'3" x 5'6" (1.91m x 1.68m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, upvc double glazed window and central heating radiator.

First floor:

Loft room:

11'9" x 9'10" (3.59m x 3.02m)

A side facing room, built in wardrobe, upvc double glazed window and central heating radiator.

Exterior:

To the front and side of the property are walled gardens with artificial lawn and pebbled borders. Gated access to a private pebbled driveway for parking.

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.

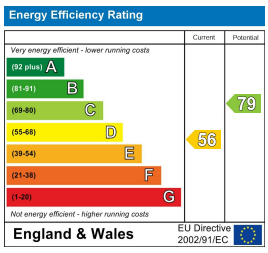
Road Map | Hybrid Map | Terrain Map

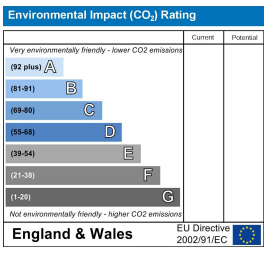
Floor Plan

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