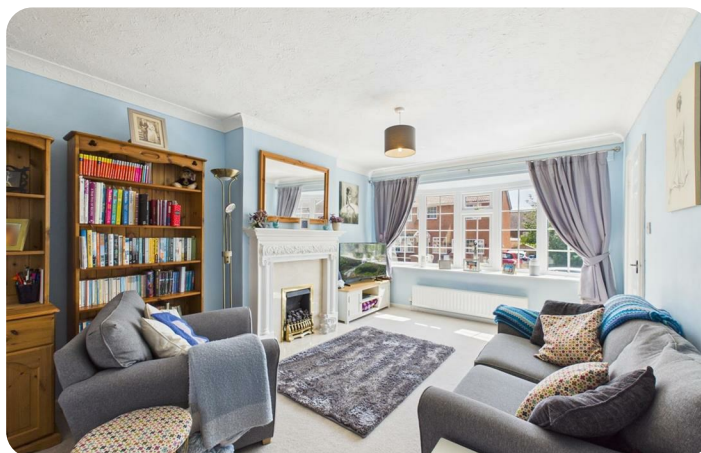




11A Clarke Crescent, Bempton, YO15 1JJ

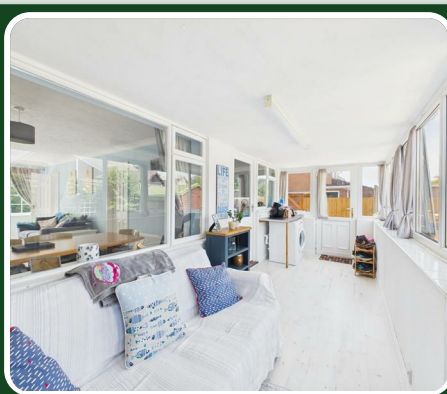
Price Guide £189,950



11A Clarke Crescent

Bempton, YO15 1JJ

Price Guide £189,950



Welcome to Clarke Crescent in the village of Bempton, a semi-detached house that is perfect for family living. This well-proportioned home boasts three spacious bedrooms, providing ample space. The property features a reception room and sun room ideal for entertaining guests or enjoying family time. The property includes a well-appointed bathroom and offers a private driveway for parking.

The location is particularly advantageous, with a variety of local amenities just a stone's throw away. Residents will appreciate the easy access to a nearby bus service, a local shop, a sub post office, and a primary school, all within a short distance. The village hall serves as a hub for community activities. For those who enjoy exploring, the nearby railway station transport links.

Situated just three miles north of Bridlington, this property perfectly balances rural charm with accessibility to coastal attractions.

Don't miss the chance to make this lovely house your new home.

Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard, upvc double glazed window and central heating radiator.

Wc:

5'11" x 2'8" (1.81m x 0.83m)

Wc, tiled floor and upvc double glazed window.

Lounge/diner:

22'6" x 10'11" (6.86m x 3.35m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bow window, single

glazed window into the sun room and two central heating radiators.

Kitchen:

11'0" x 8'10" (3.36m x 2.71m)

Fitted with a range of modern base and wall units, composite sink unit, electric oven, gas hob with stainless extractor over. Part wall tiled, under lighting, plumbing for dishwasher, space for fridge/freezer, single glazed window into the sun room and central heating radiator.

Sun room:

17'11" x 6'3" (5.47m x 1.92m)

A rear facing room, upvc double glazed windows, plumbing for washing machine, central heating radiator and two upvc double glazed doors onto the garden.

First floor:

Central heating radiator, access to part boarded loft space by drop down ladder with gas combi boiler.

Bedroom:

14'1" x 9'10" (4.31m x 3.02m)

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

Bedroom:

12'0" x 10'4" (3.66m x 3.17m)

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

Bedroom:

10'6" x 10'3" (3.21m x 3.14m)

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

Bathroom:

6'7" x 5'5" (2.02m x 1.66m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Full wall tiled, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a walled garden area with lawn and borders of shrubs and bushes.

To the side elevation is a private driveway for parking and access to the rear garden.

Garden:

To the rear of the property is a fenced garden, decked patio, lawn with borders of bushes and bushes. A timber built shed.

Notes:

Council tax band C

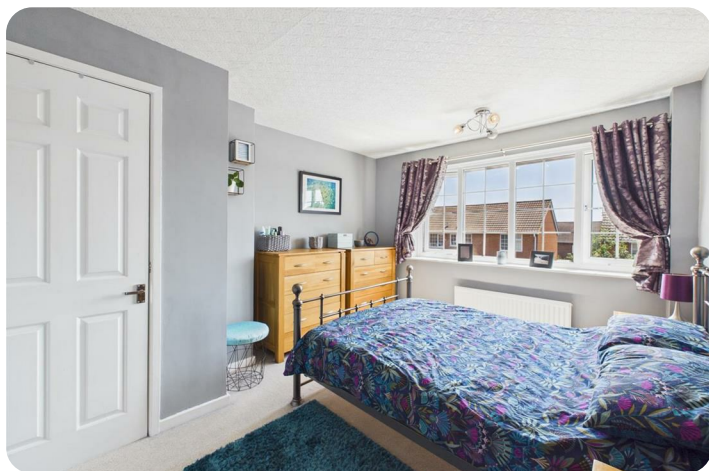
Purchase procedure

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



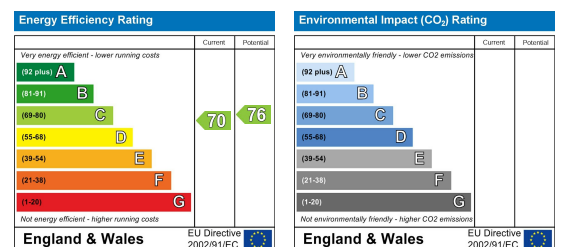
Floor Plan



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



www.beltsestateagents.co.uk

