BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk

Ringley Farm Cottage, 79 High Street, Bempton, YO15 1HP

Price Guide £255,000

3 2 1 B

The Property Ombudsman
naea | propertymark PROTECTED

Ringley Farm Cottage, 79 High Street

Bempton, YO15 1HP

Price Guide £255,000

Welcome to this charming new build property located in the picturesque village of Bempton.
A development of five individually crafted new builds in a select development with a modern design.
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.
The property comprises: Ground floor: wc, spacious lounge and kitchen/diner. First floor: Three double bedrooms, one en-suite and bathroom. Exterior: enclosed garden, private driveway and garage.
The property has a 10 year New Home warranty Insurance from Buildzone from 2024
This property in Bempton offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your home!

Entrance:

Composite door into inner hall, central heating radiator.

Wc:

5'8" x 3'6" (1.75m x 1.07m)

Wc, wash hand basin, extractor and central heating radiator.

Lounge:

20'1" x 9'8" (6.13m x 2.96m)

A spacious double aspect room, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

Kitchen/diner:

20'0" x 16'9" (6.12m x 5.13m)

Fitted with a range of modern base and wall units, one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, understairs cupboard housing hot water store, integrated fridge/freezer and dishwasher. Three upvc double glazed windows, two central heating radiators and upvc double glazed french doors onto the garden.

First floor:

Built in storage cupboard housing gas boiler, access to the loft space, upvc double glazed window and central heating radiator.

Bedroom:

14'1" x 9'9" (4.30m x 2.98m)

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

En-suite:

7'10" x 5'6" (2.39m x 1.70m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Bedroom:

9'4" x 8'9" (2.86m x 2.67m)

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

Bedroom:

10'11" x 9'2" (3.34m x 2.81m)

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

Bathroom:

8'11" x 5'7" (2.73m x 1.71m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and stainless steel ladder radiator.

Garden:

To the rear and side of the property is a small easy maintained fenced and walled garden. Paved patio to lawn. To the side elevation is a private driveway for parking leading to the garage.

Purchase procedure

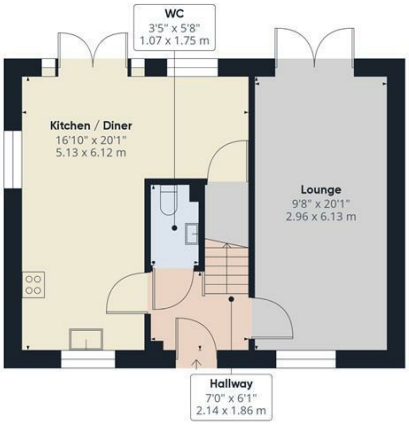
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

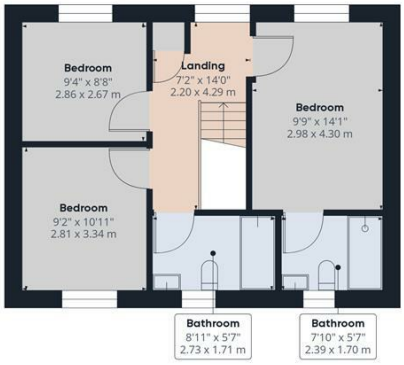
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



Ground Floor



Floor 1

BELT ESTATE AGENCY

Approximate total area(1)
1019.61 ft²
94.73 m²

(1) Excluding balconies and terraces

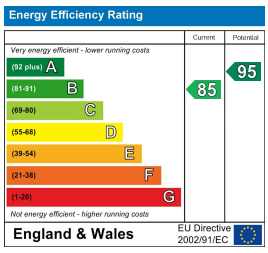
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

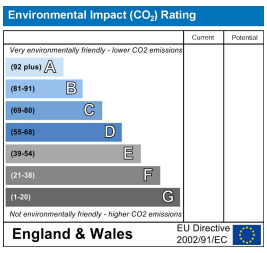
GIRAFFE360

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.