



BELT
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10 Main Street, Buckton, YO15 1HU

Price Guide £220,000



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Welcome to the village of Buckton, a beautifully presented detached bungalow on Main Street. With two well-proportioned bedrooms, a comfortable reception room and a modern kitchen/diner this property offers a perfect blend of space and warmth. The bathroom is thoughtfully designed, providing a relaxing retreat.

This bungalow has been much improved by the current owner, ensuring that it is both modern and inviting. The recently landscaped rear garden is a true highlight, offering a serene outdoor space for relaxation or entertaining. The garden is a wonderful extension of the home, perfect for enjoying the fresh air and the beauty of nature.

Buckton village is ideally located just three miles north of Bridlington, providing easy access to the coast and local amenities. The nearby Bempton village offers a junior school, a sub post office, a railway station, a community hall, and a local inn, ensuring that all essential services are within reach. Additionally, the bird sanctuary on Bempton Cliffs is a short distance away, perfect for nature enthusiasts. Also Flamborough village is approx 3 miles away.

This bungalow must be viewed to truly appreciate all that it has to offer.

Entrance:

Composite side door leads into the kitchen.

Kitchen/diner:

14'11" x 9'2" (4.55m x 2.81m)

Fitted with a range of modern base and wall units, ceramic one and a half sink unit, free standing cooker, part wall tiled, plumbing for washing machine, gas combi boiler, upvc double glazed window and central heating radiator.

Lounge:

17'7" x 11'10" (5.38m x 3.63m)

A front facing room, electric fire with tiled inset and bespoke wood surround. Two upvc double glazed windows and two central heating radiators.

Bedroom:

10'9" x 10'4" (3.29m x 3.16m)

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

Bedroom:

9'5" x 7'10" (2.88m x 2.40m)

A rear facing guest bedroom, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the garden.

Bathroom:

7'8" x 5'0" (2.34m x 1.53m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Wall tiled, wall panelling, upvc double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a open plan garden with lawn, borders of hedges, shrubs and bushes.

To the side elevation is a private driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a private landscaped garden. Large paved patio to lawn, established borders of shrubs and bushes.

Garage:

Double opening doors, power and lighting.

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:

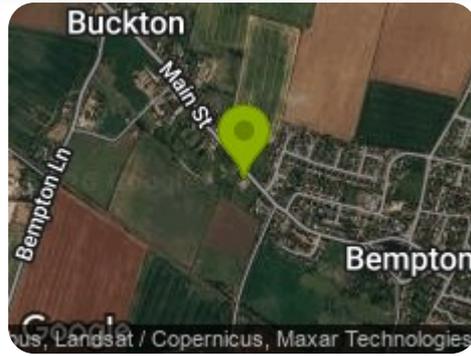
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



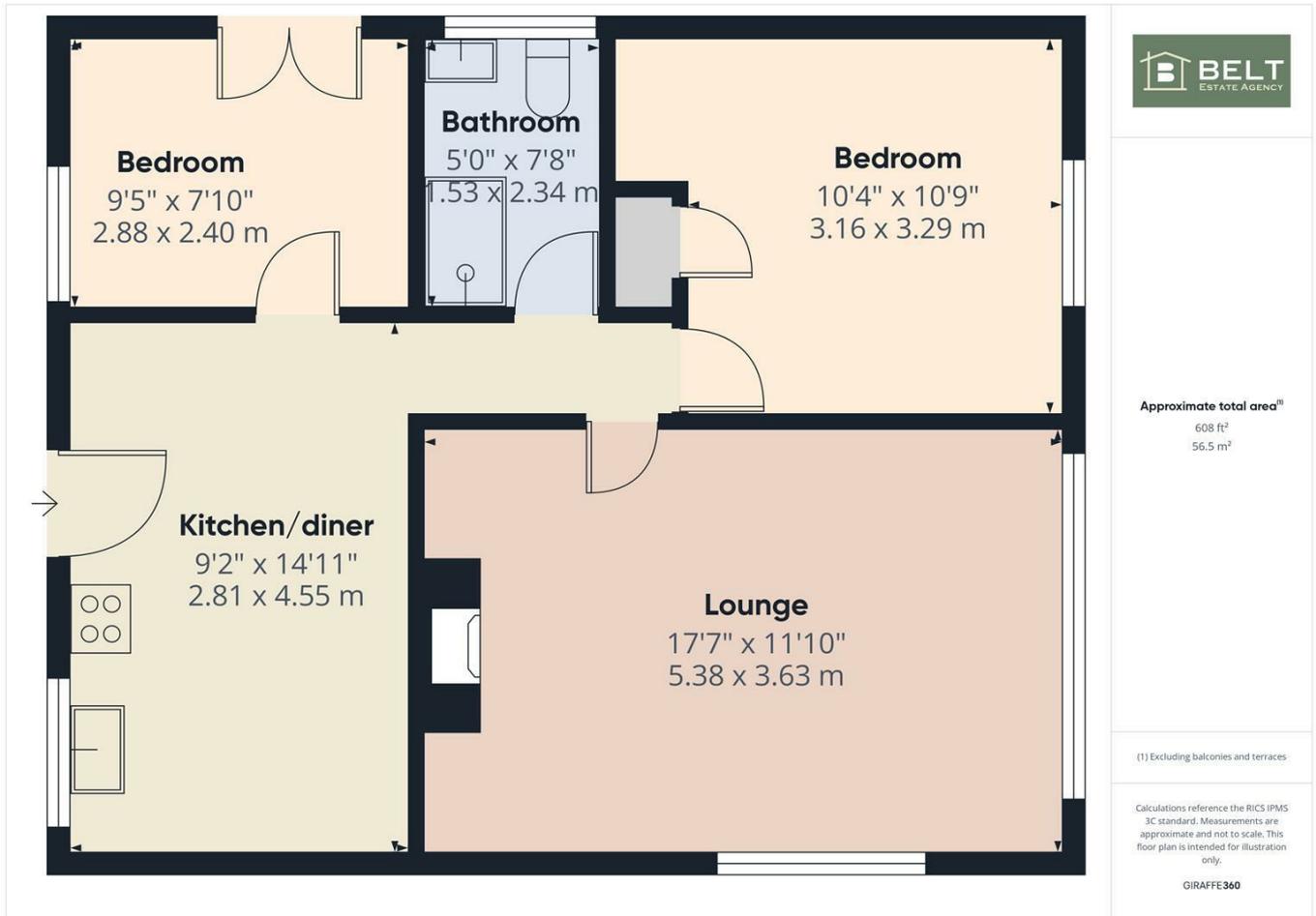
Road Map

Hybrid Map

Terrain Map



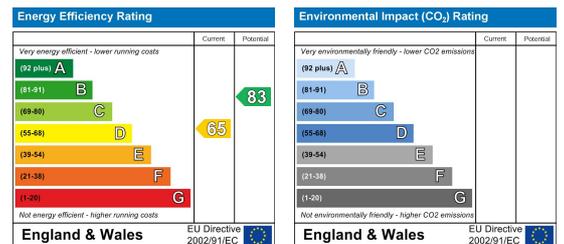
Floor Plan



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



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