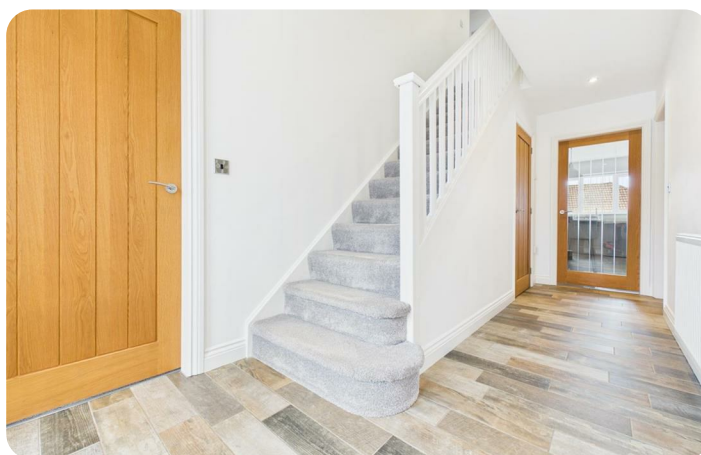




83 High Street, Bempton, YO15 1HP

Price Guide £485,000



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A detached four bedroom executive family home which has been built to an exceptionally very high standard. A spacious light and airy residence of real contemporary design that can only be appreciated by an internal viewing. Situated in Bempton village approx 3 miles from Bridlington and close to local amenities, post office, public house, church, primary school and the train station. Bempton village is also famous for its RSPB nature reserve, cliff tops and country walks.

The property comprises: Ground floor: a good size front facing lounge with french doors into the large stunning kitchen diner which then leading directly into the sun room. A second front facing reception which can be used as a sitting room/study or bedroom five, utility and a cloakroom. First floor: main bedroom with en-suite and dressing room, second double bedroom with en-suite, two further double bedrooms and house bathroom. Exterior: good size south facing garden, extensive parking and garage. UPVC double glazing and gas central heating.

Entrance:

Composite door into inner hall, tiled floor and central heating radiator.

Cloakroom:

6'5" x 2'6" (1.97m x 0.77m)

Wc, wash hand basin with vanity unit and full wall tiled.

Sitting room/office:

11'7" x 11'4" (3.54m x 3.46m)

A front facing room currently used as an office, upvc double glazed window and central heating radiator.

Lounge:

17'2" x 11'7" (5.25m x 3.54m)

A spacious front facing room, upvc double glazed window and central heating radiator. Double doors lead into the kitchen/diner.

Open plan kitchen/dining/living:

Kitchen/diner:

31'0" x 12'11" (9.46m x 3.96m)

A large quality fitted kitchen with a range of modern base and wall units, large central island, Quartz worktops, inset sink and drainer. Under cupboard lighting, wine cooler, dishwasher and Range cooker with extractor. Tiled flooring, two modern vertical radiators, upvc double glazed window, upvc double glazed French doors onto the garden. Leads directly into the sun room.

Sun room:

12'11" x 10'7" (3.96m x 3.24m)

A rear facing room, tiled floor, modern vertical radiator, upvc double glazed window and upvc double glazed French doors onto the garden.

Utility:

11'8" x 5'5" (3.56m x 1.67m)

A side facing room fitted with base units, inset sink, Quartz worktop, tiled floor, plumbing for washing machine, space for a tumble dryer and large built in storage cupboard housing gas boiler and water store. Upvc double glazed window, central heating radiator and composite door to the side elevation.

First floor:

A spacious landing, deep built in storage cupboard and central heating radiator.

Bedroom:

16'1" x 11'8" (4.92m x 3.58m)

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

En-suite:

8'3" x 3'10" (2.54m x 1.17m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, chrome ladder radiator and upvc double glazed window.

Dressing room:

6'11" x 3'2" (2.11m x 0.99m)

Built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

Bedroom:

13'1" x 11'8" (4.01m x 3.56m)

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

En-suite:

8'10" x 3'2" (2.71m x 0.99m)

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

Bedroom:

13'6" x 9'10" (4.12m x 3.02m)

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

Bedroom:

13'5" x 10'6" (4.10m x 3.21m)

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

Bathroom:

9'10" x 7'7" (3m x 2.33m)

Comprises a modern suite, bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, stainless steel ladder radiator and upvc double glazed window.

Exterior:

To the front of the property is a pebbled frontage and block paved driveway with extensive parking.

Garden:

To the rear of the property is a south facing fenced garden, paved patio into lawn.

Garage:

17'5" x 9'3" (5.33m x 2.83m)

Electric door, power and lighting.

Notes:

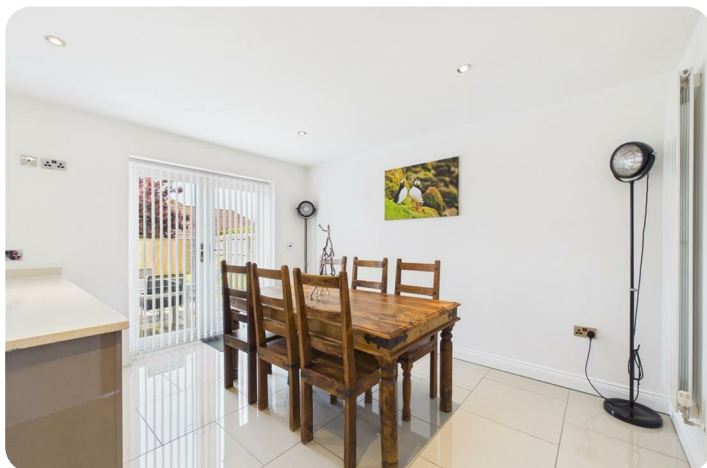
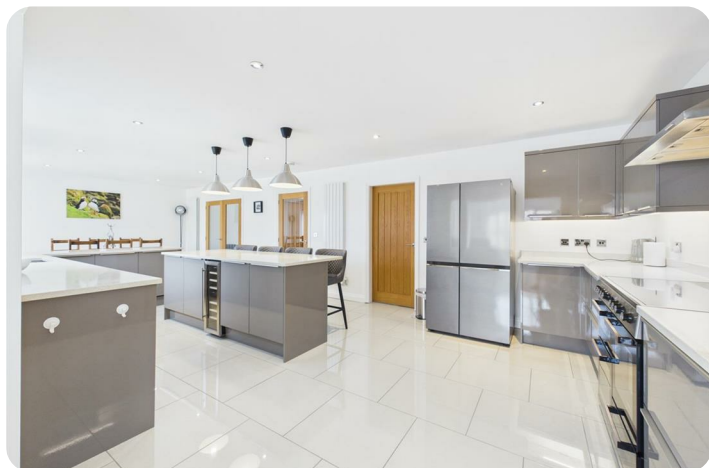
Council tax band E

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



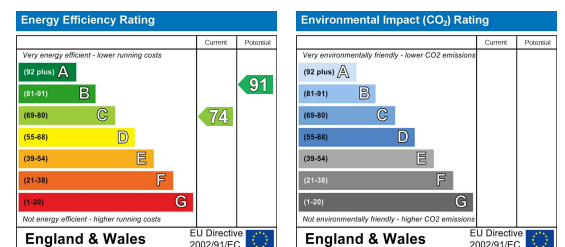
Floor Plan



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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