



## 23 Main Street, Buckton, Bridlington, YO15 1HU

Price Guide £385,000



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Welcome to the village of Buckton, this detached house on Main Street presents an exceptional opportunity for family living.

With four bedrooms and two well-appointed bathrooms, this property is designed to accommodate the needs of modern families. The heart of the home is a contemporary kitchen/diner, perfect for both everyday meals and entertaining guests.

The property boasts a generous reception room, providing a welcoming space for relaxation.

Buckton village is ideally located just three miles north of Bridlington, offering easy access to the stunning coastline and a variety of local amenities. The nearby village of Bempton is home to a junior school, a sub post office, a railway station, a community hall, and a local inn, making it a practical choice for families. For those who appreciate the great outdoors, the renowned bird sanctuary at Bempton Cliffs is just a short distance away, providing a wonderful opportunity to explore nature. Flamborough village, with its picturesque scenery, is also only three miles away.

This property is not just a house; it is an ideal family home combining comfort, convenience, and a touch of rural charm. Whether you are looking to settle down or seeking a peaceful retreat, this home in Buckton is sure to meet your needs.

### **Entrance:**

Composite door into inner hall, central heating radiator.

### **Wc:**

6'0" x 3'0" (1.84m x 0.93m)

Wc, wash hand basin, wall panelling and extractor.

### **Lounge:**

22'7" x 14'6" (6.90m x 4.42m)

A spacious double aspect room, log burning stove with tiled surround, five upvc double glazed windows and two column radiators.

### **Kitchen/diner:**

22'6" x 12'11" (6.86m x 3.96m)

Fitted with a range of modern base and wall units, breakfast bar, quartz worktops, inset composite one and a half sink unit and stainless steel extractor. Part wall tiled, integrated washing machine, gas boiler, under

cupboard lighting, two upvc double glazed windows, central heating radiator and upvc double glazed patio doors onto the rear garden.

### **Utility:**

7'5" x 6'11" (2.28m x 2.12m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine, space for fridge/freezer, extractor and central heating radiator.

### **Boot room:**

Electric radiator and double composite doors to the side elevation.

### **First floor:**

Built in storage cupboard housing hot water store and access to a part boarded loft space.

### **Bedroom:**

11'3" x 11'0" (3.45m x 3.36m)

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

### **En-suite:**

5'5" x 4'10" (1.66m x 1.48m)

Comprises shower cubicle and wc.

### **Bedroom:**

11'3" x 10'7" (3.45m x 3.25m)

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

### **Bedroom:**

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

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

### **Bedroom:**

10'9" x 7'0" (3.28m x 2.15m)

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

### **Bathroom:**

8'10" x 5'9" (2.70m x 1.77m)

Comprises a modern suite "P" shaped bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, shaver socket, extractor, upvc double glazed window and composite ladder radiator.

### **Exterior:**

To the side of the property is a block paved driveway leading to the garage.

### **Garden:**

To the rear of the property is a private garden, paved patio to lawn.

### **Garage:**

19'4" x 18'11" (5.90m x 5.79m)

A good size garage, electric roller 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 ID 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



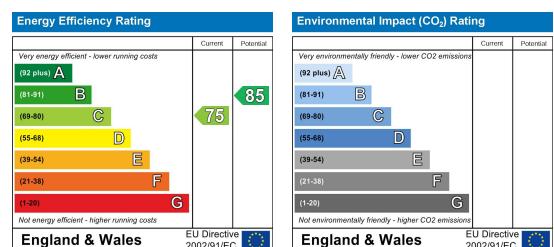
## Floor Plan



## 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.