



Danes View Bempton Lane, Flamborough, YO15 IPS

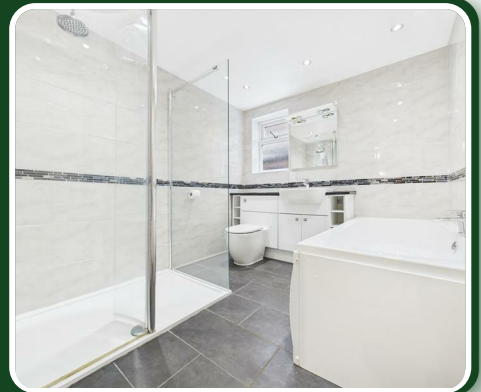
Offers Over £360,000



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Flamborough, YO15 1PS

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Welcome to Bempton Lane in the village of Flamborough, a detached dormer bungalow with stunning countryside views offers a unique opportunity for those seeking a spacious and versatile home.

With four well-proportioned bedrooms, an office, kitchen/diner and two inviting reception room, this property is deceptively spacious, providing ample room for family living or entertaining guests. The large conservatory is a standout feature, allowing natural light to flood the space while offering stunning open views of the surrounding countryside and farmland. The bungalow boasts two bathrooms, ensuring convenience.

While the interiors may require some modernisation, this presents a fantastic opportunity for you to put your own stamp on the property and create a home that reflects your personal style. The potential here is vast, and a viewing is essential to truly appreciate what this property has to offer.

Located just four miles from the town of Bridlington, residents will enjoy easy access to the stunning North Landing Bay, South Landing Bay, Flamborough Head and Danes Dyke cove perfect for those who appreciate the beauty of the coastline. The property is also conveniently situated near local amenities, including a village school, shops, a supermarket, and a selection of inns and restaurants, making it an ideal choice for families and individuals alike.

With no ongoing chain, this bungalow is ready for you to make it your own. Don't miss the chance to explore this wonderful property and envision the possibilities that await.

Entrance:

Upvc double glazed door into a spacious inner hall, central heating radiator.

Lounge:

15'5" x 15'2" (4.71m x 4.64m)

A spacious rear facing room, open countryside views, inset log burning stove, central heating radiator, upvc double glazed patio doors into the conservatory.

Upvc conservatory:

26'6" x 10'3" (8.09m x 3.13m)

A spacious second reception room over looking the garden with open countryside views. Three central heating radiators and french doors.

Kitchen/diner:

14'4" x 13'7" (4.39m x 4.16m)

Fitted with a range of base and wall units, stainless steel one and half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, integrated microwave oven, double fridge and dishwasher. Upvc double glazed window, central heating radiator and upvc double glazed door into the conservatory.

Bedroom:

13'11" x 12'5" (4.26m x 3.80m)

A front facing double room, built in wardrobes cupboards and drawers. Upvc double glazed bow window and central heating radiator.

Bathroom:

8'11" x 7'8" (2.74m x 2.35m)

Comprises bath, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, shaver socket, upvc double glazed window and chrome ladder radiator.

First floor:

A spacious landing, velux window, central heating radiator.

Bedroom:

15'3" x 11'3" (4.67m x 3.44m)

A spacious rear facing double room, upvc double glazed window with open countryside views and central heating radiator.

Bedroom:

14'4" x 11'1" (4.39m x 3.40m)

A spacious rear facing double room, upvc double glazed window with open countryside views and central heating radiator.

Bedroom:

11'10" x 9'9" (3.61m x 2.98m)

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

Office:

9'9" x 8'7" (2.98m x 2.62m)

A front facing single room, built in desks, velux window, access to the eaves and central heating radiator.

Bathroom:

11'8" x 7'8" (3.57m x 2.34m)

Comprises bath, shower cubicle with plumbed in shower, wc and double wash hand basin with vanity unit. Part wall tiled, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

Garage:

19'1" x 9'10" (5.83m x 3.02m)

Electric door, power, lighting, utility area with plumbing for washing machine and gas combi boiler.

Exterior:

To the front of the property is a enclosed garden with lawn, established borders of hedges, shrubs and bushes. Private driveway with ample parking.

Garden:

To the rear of the property is a fenced garden with open views of the countryside. Paved patio, lawn, pebbled area, a pond, pergola, established borders of shrubs and bushes. Power point and two water points.

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



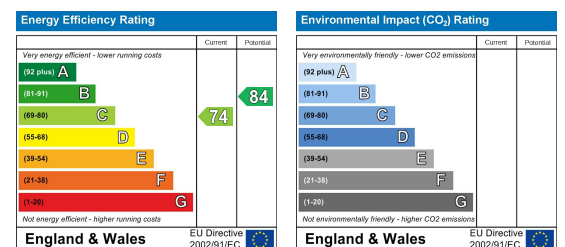
Floor Plan



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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