BELT
ESTATE AGENCY

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The Bungalow, Bolam Lane, Bempton, YO15 1HR

Price Guide £260,000

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The Bungalow, Bolam Lane

Bempton, YO15 1HR

Price Guide £260,000

Welcome to Bolam Lane in the village of Bempton. This detached bungalow presents a rare opportunity for those seeking a tranquil lifestyle with stunning countryside views. The property boasts two well-proportioned bedrooms, a spacious kitchen/diner, a comfortable reception room, and a modern bathroom, making it an ideal home for couples.

One of the standout features of this bungalow is its open views of the surrounding countryside, which can be enjoyed from every aspect of the property. The semi-rural location offers a peaceful retreat while still being conveniently close to the amenities of Bempton and Buckton.

For those with a passion for DIY or hobbies, the property includes a garage and a large workshop, providing ample space for projects or storage. Additionally, the bungalow is equipped with solar panels and an air source heat pump, ensuring energy efficiency and sustainability. The vast potential of this property allows for personalisation.

This property is not to be missed for anyone looking to embrace a peaceful lifestyle in the countryside.

Entrance:

Door into inner porch. Door into inner hall, central heating radiator.

Lounge:

11'10" x 11'9" (3.62m x 3.60m)

A front facing room with open views over the countryside, inset log burning stove with a stone surround, upvc double glazed window and two central heating radiators.

Kitchen/diner:

21'10" x 11'9" (6.68m x 3.60m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Under cupboard lighting, two single glazed windows into the conservatory, two upvc double glazed windows with open views over the countryside and two central heating radiators.

Conservatory:

11'1" x 10'2" (3.39m x 3.12m)

Tiled floor, two storage areas, upvc double glazed door to the side elevation and upvc double glazed patio doors onto the garden,

Bedroom:

14'2" x 11'7" (4.32m x 3.55m)

A front facing double room with open views of the countryside, upvc double glazed window and central heating radiator.

Bedroom:

11'8" x 9'2" (3.57m x 2.81m)

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

Bathroom:

8'6" x 6'2" (2.61m x 1.89m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Wall panelling, built in storage cupboard

housing hot water store, upvc double glazed window and central heating radiator.

Exterior:
To the front of the property is a garden with lawn and borders of hedges. Private driveway with ample parking leading to the garage.

Garden:
To the rear of the property is a good size garden. Mainly lawn, well established borders of hedges, shrubs and bushes.

Garage:
Double opening doors, power and lighting.

Workshop:
Large workshop with power and lighting.

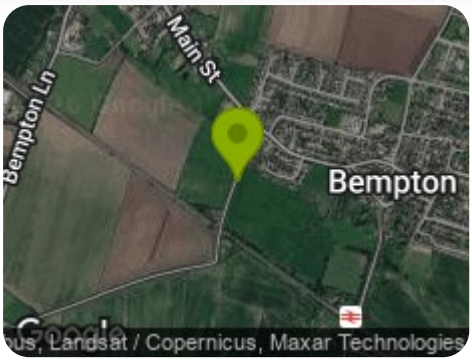
Notes:
Council tax band C

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 Building 1

Ground Floor Building 2

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Approximate total area(1)
2067 ft²
192.2 m²

Reduced headroom
58 ft²
5.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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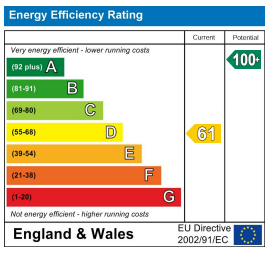
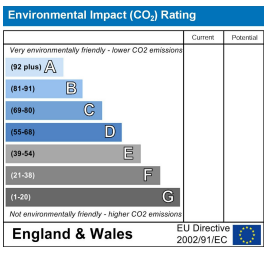
Viewing

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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