



66 High Street, Bempton, YO15 1HP

Price Guide £270,000



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Welcome to the village of Bempton, this semi-detached dormer bungalow on High Street offers a blend of comfort and modern living. The property boasts five spacious bedrooms and two well-appointed bathrooms, making it an ideal family home.

As you enter, you will find two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is the open plan kitchen and dining area, which seamlessly flows into a beautiful orangery. This light-filled space overlooks the garden, creating a perfect setting for family gatherings or quiet evenings at home. The current owners have made significant improvements to the property, enhancing its appeal and functionality.

The bungalow is deceptively spacious, ensuring that every family member has their own space to enjoy. Outside the bungalow there is garage, and a carport to accommodate 2 cars this is accessed via School lane. The large workshop is to cater storage and hobby needs.

Situated just three miles from Bridlington, Bempton offers a peaceful village atmosphere while still being close to local amenities, including a post office, public house, church, primary school, and train station. The village is also renowned for its RSPB nature reserve, stunning cliff tops, and picturesque country walks.

Don't miss the opportunity to make this property your new home.

Entrance:

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

Lounge:

15'10" x 13'10" (4.84m x 4.22m)

A spacious front facing room, gas fire with tiled inset and wood surround. Upvc double glazed bay window with open countryside views and central heating radiator.

Open plan kitchen/diner:

13'11" x 11'7" (4.25m x 3.54m)

Fitted with a range of modern base and wall units, ceramic sink bowl, part wall tiled, plumbing for dishwasher, extractor, central heating radiator.

Orangery:

14'4" x 8'9" (4.39m x 2.68m)

Over looking the garden, sky lantern, upvc double glazed windows, upvc double glazed door and upvc double glazed french doors.

Sitting room/bedroom:

10'11" x 9'11" (3.35m x 3.03m)

A front facing room, currently used as a sitting room, central heating radiator and upvc double glazed french doors onto the front garden.

Bedroom:

10'11" x 7'11" (3.34m x 2.42m)

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

Bathroom:

6'9" x 5'5" (2.08m x 1.66m)

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

First floor:

Bedroom:

12'5" x 11'9" (3.81m x 3.59m)

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

Bedroom:

12'5" x 8'7" (3.80m x 2.64m)

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

Bedroom:

10'11" x 5'10" (3.35m x 1.78m)

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

Store room:

14'0" x 5'5" (4.28m x 1.66m)

A front facing room, velux window with open countryside views and gas boiler.

Bathroom:

7'6" x 4'11" (2.30m x 1.50m)

Comprises a modern suite, bath, wc and wash hand basin with vanity unit. Part wall tiled, upvc double glazed window and central heating radiator.

Exterior:**Garden:**

To the rear of the property is a private low maintenance fenced garden, mainly paved and pebbled.

Access to the workshops, garage and car port.

Vehicle access from School Lane.

Workshop:

11'10" x 11'4" (3.61m x 3.46m)

Power and lighting.

Workshop:

11'4" x 11'1" (3.47m x 3.39m)

Power and lighting.

Garage:

20'6" x 9'3" (6.25m x 2.84m)

Up and over door, power and lighting.

Notes:

Council tax band C

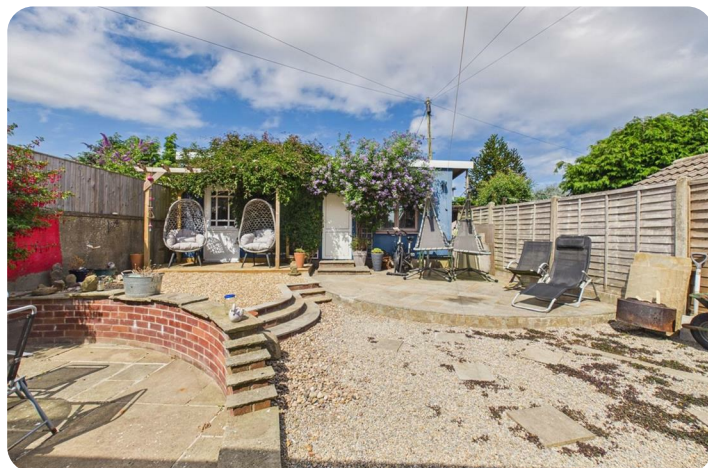
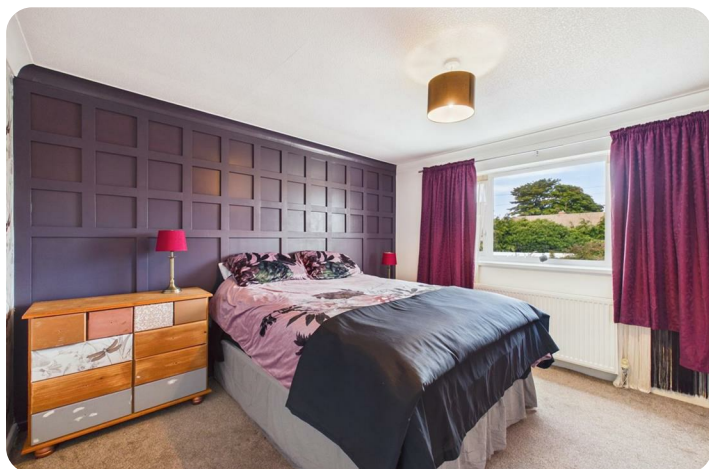
Our clients have informed us the the first floor bedroom and bathroom were converted pre planning 1985.

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



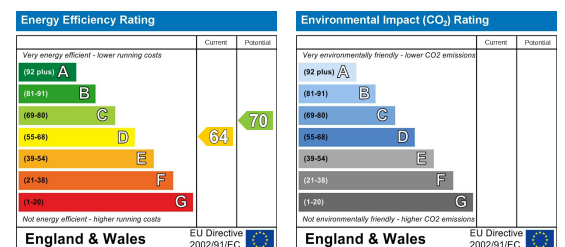
Floor Plan



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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