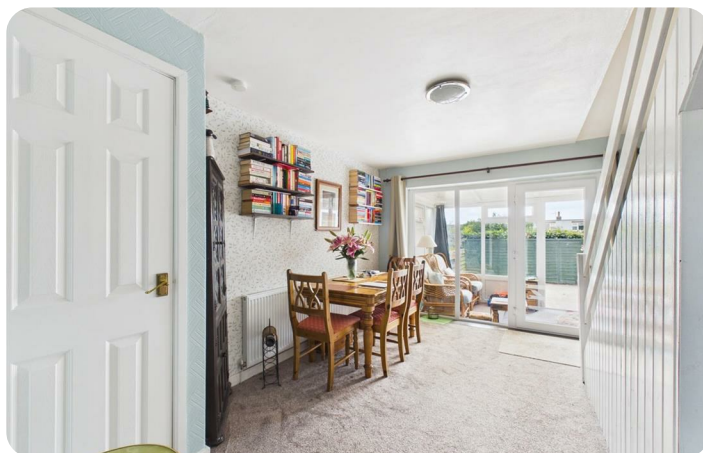




30 School Lane, Bempton, YO15 1JA

Price Guide £215,000



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Welcome to the village of Bempton, this semi-detached dormer bungalow on School Lane offers a blend of comfort and space.

The property features a modern kitchen, two well-proportioned reception rooms plus a conservatory perfect for both entertaining guests and enjoying quiet family time. Three bedrooms and a bathroom, making it an ideal home for those seeking extra space.

The bungalow features a thoughtfully designed layout that maximises its deceptively spacious interior.

Located in the village of Bempton a favourite with walkers and the RSPB reserve on Bempton cliffs is only a couple of miles away. This quiet little village is only 3 miles from Bridlington and there a bus service and train service back into Bridlington or up the coast to Scarborough. The village has a pub, small sub post office/stores, local primary school and a village community hall. A popular choice for buyers.

Do not miss the chance to view this lovely property.

Entrance:

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

Lounge:

17'3" x 10'9" (5.26m x 3.30m)

A front facing room, gas fire in a stone surround, upvc double glazed window and central heating radiator. Archway into the dining room.

Dining room:

13'1" x 10'10" (3.99m x 3.31m)

A rear facing room, two built in storage cupboards, central heating radiator and upvc double glazed door into the conservatory.

Conservatory:

9'5" x 6'2" (2.89m x 1.90m)

Over looking the garden.

Kitchen:

10'0" x 7'10" (3.05m x 2.39m)

Fitted with a range of modern base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine, upvc double glazed window and central heating radiator.

Utility:

15'10" x 8'0" (4.83m x 2.46m)

Former garage, fitted with a range of base and wall units, gas boiler, upvc double glazed window, central heating radiator and upvc double glazed door to the front elevation.

Office/bedroom:

8'10" x 7'10" (2.70m x 2.41m)

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

Bathroom:

7'1" x 4'11" (2.18m x 1.52m)

Comprises shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, upvc double glazed window and central heating radiator.

First floor:

Bedroom:

21'5" x 7'11" (6.54m x 2.42m)

A rear facing double room, wc, wash hand basin, built in

storage cupboards, upvc double glazed window and central heating radiator.

Bedroom:

21'3" x 7'7" (6.49m x 2.33m)

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

Exterior:

To the front of the property is a walled garden area and private driveway with ample parking.

Garden:

To the rear of the property is a south facing low maintenance block paved garden and two sheds.

Notes:

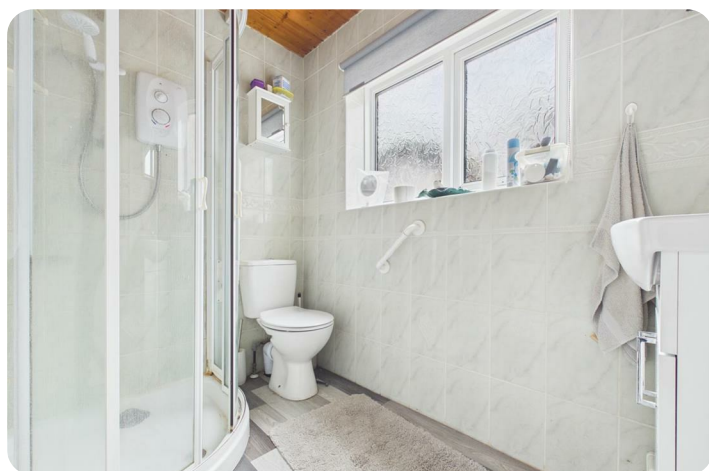
Council tax band B

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



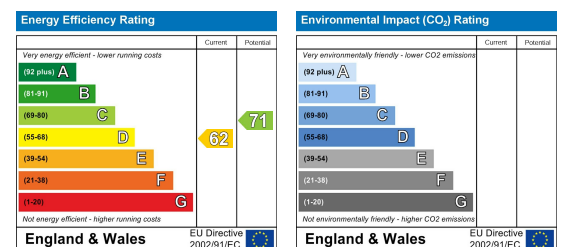
Floor Plan



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.