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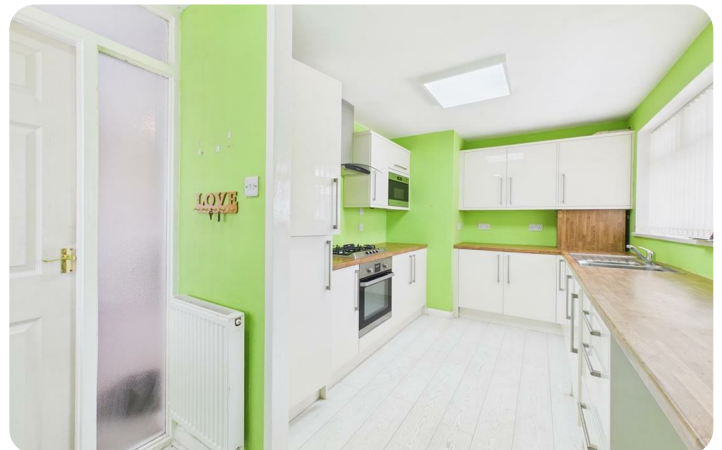
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**2 Scarsea Way, Bempton, Bridlington, YO15 1HT**

**Price Guide £199,950**



## 2 Scarsea Way

Bempton Bridlington, YO15 1HT

**Price Guide £199,950**



Welcome to the village of Bempton, Scarsea Way presents a semi-detached bungalow that is perfect for those seeking a peaceful yet convenient lifestyle.

This well-appointed property boasts two comfortable bedrooms, bathroom, kitchen and a spacious reception room.

One of the standout features of this bungalow is its large corner plot, offering extensive parking facilities. There is ample space for those with multiple vehicles and room for a caravan or motorhome.

The location of this property is particularly advantageous, with easy access to a variety of local amenities. Residents will appreciate the nearby bus service, local shop, sub post office, and primary school, all within a short distance. The village hall serves as a hub for community activities. For those who enjoy exploring, the nearby railway station offers transport links, allowing for easy travel to surrounding areas.

Situated just three miles north of Bridlington, this bungalow provides the perfect blend of rural charm and accessibility to coastal attractions. Whether you are looking for a serene home or a holiday retreat, this property is sure to meet your needs. Don't miss the opportunity to make this lovely bungalow your own.

### **Entrance:**

Upvc double glazed door into outer porch. Upvc double glazed door leads into the kitchen.

### **Kitchen:**

14'11" x 8'5" (4.56m x 2.58m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Integrated fridge, freezer and microwave. Plumbing for washing machine, gas combi boiler, two upvc double glazed windows and central heating radiator.

### **Lounge:**

17'10" x 11'3" (5.46m x 3.45m)

A front facing room, electric fire with marble inset and wood surround. Upvc double glazed window and central heating radiator.

### **Inner hall:**

Built in storage cupboard.

### **Bedroom:**

11'11" x 11'5" (3.64m x 3.48m)

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

### **Bedroom:**

8'6" x 8'1" (2.60m x 2.47m)

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

### **Sun room:**

7'10" x 6'10" (2.39m x 2.09m)

Upvc double glazed patio doors onto the garden.

### **Bathroom:**

6'5" x 5'5" (1.98m x 1.67m)

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

### **Exterior:**

To the front of the property is a walled pebbled garden. To the side elevation is an extensive block paved driveway with room for a caravan or motor home, car port and garage.

### **Garden:**

To the rear of the property is a low maintenance garden mainly paved and pebbled. A timber built shed.

### **Garage:**

Up and over door.

### **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:**

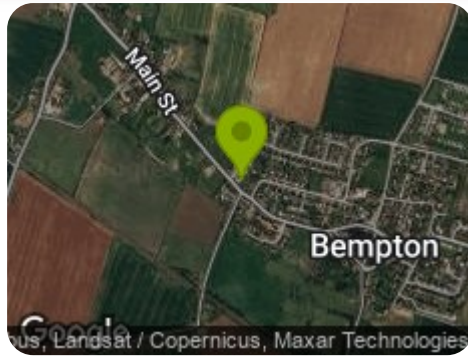
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



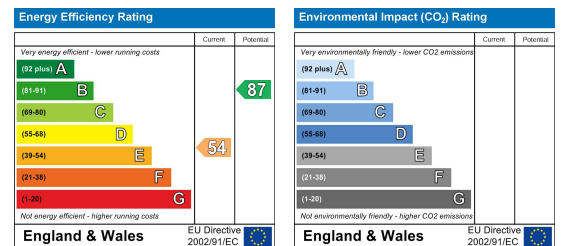
### Floor Plan



### 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.



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