



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

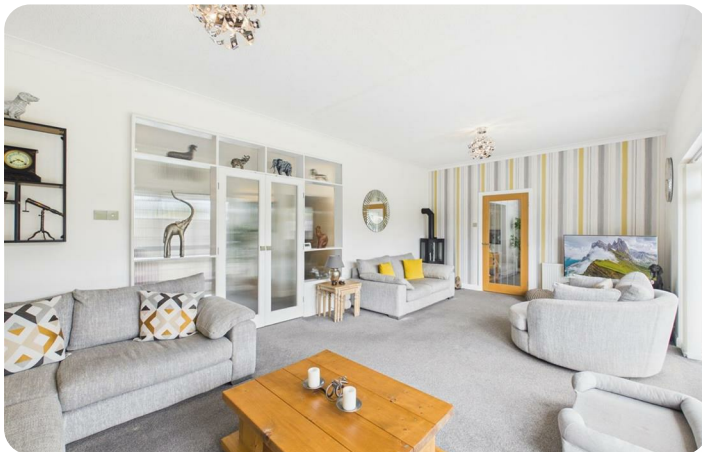
Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



**Millfield, Green Lane, Bempton, YO15 1JE**

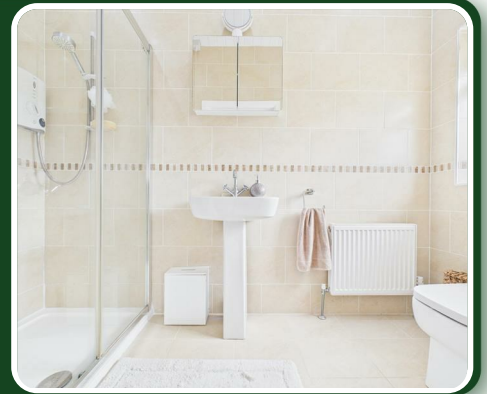
**Price Guide £450,000**



# Millfield, Green Lane

Bempton, YO15 1JE

## Price Guide £450,000



Welcome to Green Lane in the village of Bempton. This detached bungalow offers a perfect blend of comfort and modern living. The property boasts three well-proportioned bedrooms and two contemporary bathrooms, making it an ideal home for families or those seeking a peaceful retreat.

As you enter, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern kitchen is a standout feature, equipped with all the necessary amenities. The layout of the home ensures a seamless flow between spaces, enhancing the overall living experience. One of the highlights of this property is the stunning large rear garden, which offers a private oasis for outdoor enjoyment. Whether you wish to host summer barbecues, cultivate a garden, or simply unwind in a tranquil setting, this expansive outdoor space caters to all your needs. Additionally, the bungalow is set on a good-sized plot, providing extensive private parking for up to five vehicles, a rare find that adds to the convenience of this home.

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.

This property truly must be viewed to appreciate all that it has to offer. With its modern features, spacious layout, and beautiful garden, it presents an exceptional opportunity for those looking to settle in a peaceful yet accessible location. Don't miss your chance to make this wonderful bungalow your new home.

### Entrance:

Upvc double glazed door into inner porch, tiled floor. Upvc double glazed french doors into a generously proportioned hallway. A bright and airy space, two central heating radiators and built in cloaks cupboard.

### Lounge:

24'3" x 12'6" (7.41m x 3.83m)

A generously sized rear-facing room with views over the stunning garden, electric fire that adds a stylish focal point and two central heating radiators. Upvc double glazed french doors open directly onto the garden, seamlessly blending indoor and outdoor living—perfect for relaxing or entertaining.

### Dining Room:

11'7" x 9'6" (3.54m x 2.92m)

A rear facing room with views over the stunning garden, two upvc glazed windows and central heating radiator.

### Kitchen:

15'7" x 11'6" (4.75m x 3.52m)

Beautifully appointed with a stylish range of contemporary base and wall units, complemented by granite worktops. Central island, stainless steel sink unit, two induction hobs, two electric ovens, an integrated dishwasher, and a full-height double fridge/freezer. Under counter illumination, part tiled walls, two upvc double glazed windows, and central heating radiator.

### Utility:

10'6" x 7'8" (3.22m x 2.36m)

A well-equipped and practical space fitted with base units, stainless steel sink unit, oil-fired boiler, plumbing for a washing machine, along with space for a fridge/freezer. Upvc double glazed window, two upvc double glazed doors, one leading directly to the garage for convenience, and another to the side elevation, offering easy access to the rear garden.

### Bedroom:

17'5" x 11'6" (5.33m x 3.53m)

A generously sized rear-facing double bedroom, built in modern wardrobes and drawers. Central heating radiator and upvc double glazed french doors open directly onto the rear garden, creating a seamless connection between indoor comfort and outdoor living.

### En suite:

9'5" x 4'1" (2.88m x 1.26m)

A thoughtfully designed modern suite, shower cubicle with an electric shower, wc and wash hand basin set. Full wall tiled, floor tiled, extractor, upvc double glazed window and central heating radiator.

### Bedroom:

13'1" x 11'9" (4.00m x 3.59m)

A well-proportioned side-facing double room, built in modern wardrobes, upvc double glazed window and central heating radiator.

**Bedroom:**

10'6" x 8'6" (3.22m x 2.60m)

A front facing single room currently used as an office, upvc double glazed window and central heating radiator.

**Bathroom:**

11'6" x 7'7" (3.53m x 2.33m)

A spacious modern bathroom featuring a bath with a handy rinse attachment, alongside a generous walk-in shower with a plumbed overhead fitting. Wc, wash hand basin, offering practical storage. Full wall tiled, floor tiled, extractor, upvc double glazed window and chrome ladder radiator.

**Exterior:**

A sweeping driveway shared with the neighbouring property leading to gated access to a extensive private driveway with ample parking and space for motorhome or caravan. A water point.

At the back of the property lies a fantastic south facing, spacious garden with a mix of lawn and paving, framed by borders of established trees, bushes, and shrubs.

**Garage:**

17'6" x 11'9" (5.34m x 3.59m)

Electric roller door, power and lighting. Above, a large boarded loft provides excellent, easily accessible storage ideal for keeping everything neatly tucked away while maximising the home's usable space.

**Notes:**

Council tax band E

Property is equipped with full alarm system and CCTV.

**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



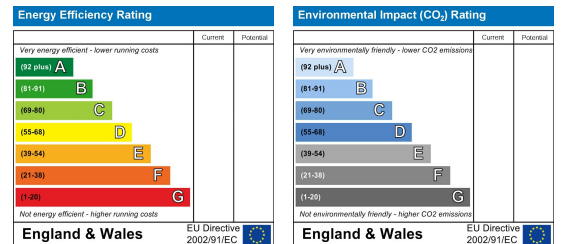
### Floor Plan



### 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.



www.beltstateagents.co.uk

