



**BELT**  
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**27 Bampton Lane, Bridlington, YO16 7EJ**

**Price Guide £249,950**



# 27 Bempton Lane

Bridlington, YO16 7EJ

## Price Guide £249,950



Welcome to Bempton Lane in Bridlington, this two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home.

The interior is light and airy, creating a welcoming atmosphere that is sure to impress. The layout is thoughtfully designed to maximise space and natural light.

Conveniently located, the property offers easy access to local bus routes and the nearby shops on Marton Road, making daily errands a breeze.

This property comprises lounge, dining room, kitchen, conservatory, two double bedrooms and bathroom. Exterior: gardens, ample private parking and garage.

With no ongoing chain, this property is ready for you to move in and make it your own. We highly recommend viewing this beautiful bungalow to fully appreciate its charm and potential.

### Entrance:

Composite door into inner porch, tiled floor. Upvc double glazed door into inner hall, built in storage cupboards and central heating radiator.

### Lounge:

13'10" x 12'0" (4.22m x 3.68m)

A spacious front facing room, electric fire in a marble surround, upvc double glazed bay window and central heating radiator.

### Dining room:

11'4" x 10'11" (3.47m x 3.35m)

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

### Kitchen:

14'0" x 6'9" (4.29m x 2.08m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, double electric oven, gas hob with stainless steel extractor over. Under cupboard lighting, part wall tiled, integrated dishwasher, washing machine, fridge and freezer. Upvc double glazed window and central heating radiator.

### Upvc conservatory:

11'3" x 7'7" (3.45m x 2.32m)

Over looking the garden, central heating radiator.

### Bedroom:

11'8" x 10'7" (3.56m x 3.24m)

A front facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

### Bedroom:

11'4" x 9'10" (3.46m x 3.02m)

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

### Bathroom:

9'8" x 4'6" (2.97m x 1.39m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, shaver socket, extractor, feature glass block window and stainless steel ladder radiator.

### Loft space:

Fully boarded, upvc double glazed window, velux window, central heating radiator and gas combi boiler.

### Exterior:

To the front of the property is a block paved forecourt for parking with borders of shrubs and bushes. To the side elevation is a block paved private driveway for parking leading to the garage.

### Garden:

To the rear of the property is a private low maintenance fenced garden. Mainly paved and pebbled areas, borders of shrubs and bushes. A green house, water point and small store.

### Garage:

Up and over door, power and lighting.

### Notes:

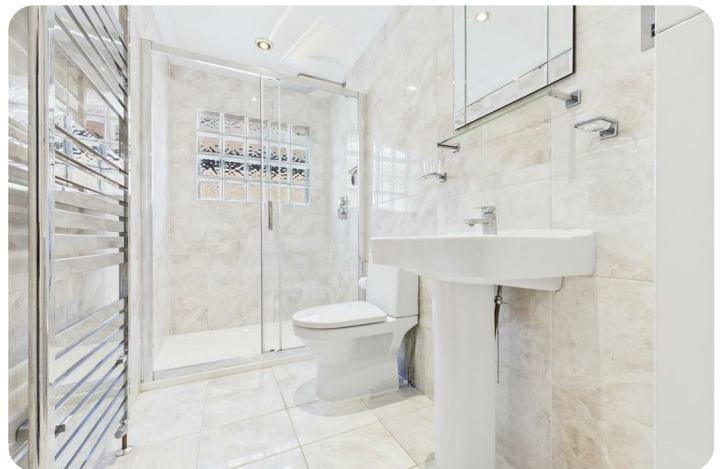
Council tax band: C

### 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:

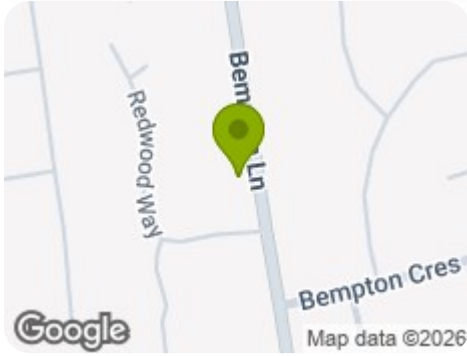
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



**Approximate total area<sup>(1)</sup>**  
928.40 ft<sup>2</sup>  
86.25 m<sup>2</sup>

(1) Excluding balconies and terraces

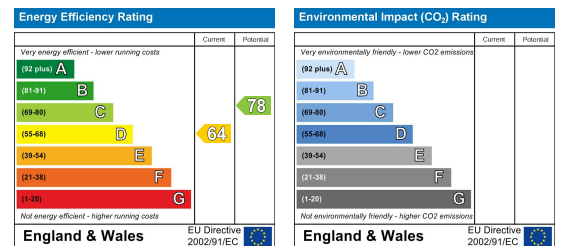
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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



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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