1 Cliff Lane
Bempton
YO15 1HA

OFFERS IN REGION OF

£210,000

3 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01262 401401

Conservatory

3 | 1 | 1 | Gas Central Heating

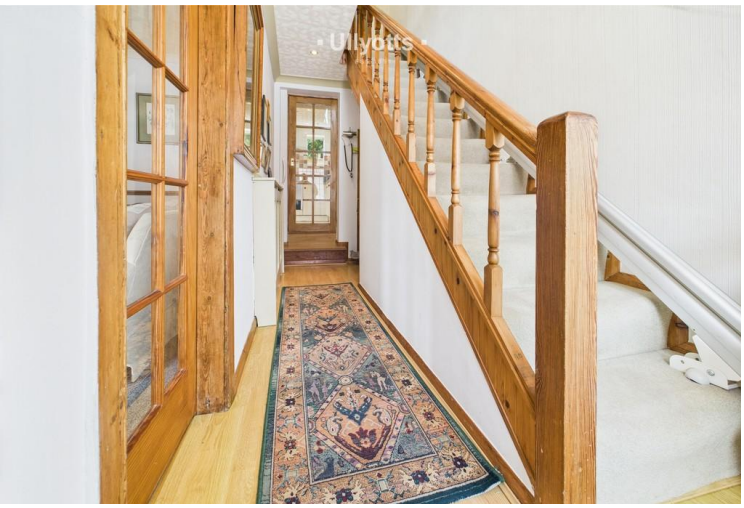
1 Cliff Lane, Bempton, YO15 1HA

Black Bull Cottage, located on Cliff Lane in the charming village of Bempton, is a beautifully presented property ideal for holiday letting, a second home, or a family. The cottage offers an inviting entrance hall, lounge, spacious dining kitchen, and a bright conservatory overlooking stunning rear gardens. Upstairs, a generous landing leads to three bedrooms and a stylish shower room.

Bempton is a picturesque village nestled in a sheltered valley of the Yorkshire Wolds, just a few miles from Bridlington and benefits from its own train station. The village offers a close-knit community and amenities including Bempton Primary School for children aged 3 to 11. The area is renowned for the dramatic Bempton Cliffs-one of the UK's top wildlife spectacles-where around half a million seabirds, including puffins and gannets, gather each year.

Surrounded by coastal beauty and inspiring countryside often captured by David Hockney, Bempton offers an idyllic setting for nature lovers and families alike.

Bridlington is the nearest town to Bempton, offering a vibrant mix of traditional charm and modern amenities. Known for its award-winning sandy beaches, historic harbour, and bustling promenade, Bridlington is a popular coastal destination. The town provides a wide range of shops, restaurants, schools and leisure facilities, as well as excellent transport links by road and rail. Whether you're seeking seaside relaxation, local culture, or convenient everyday living, Bridlington has something for everyone.



Entrance Hall

Lounge

Kitchen

Dining Area

Accommodation

ENTRANCE HALL

15' 2" x 5' 6" (4.63m x 1.70m)

Accessed through a glazed uPVC door, the entrance hall features laminate flooring and inset spotlights, creating a bright and welcoming entrance. Stairs rise to the first floor, with doors leading to all ground floor rooms. There is a useful under-stairs storage cupboard and a step up providing access to the kitchen.

LOUNGE

15' 11" x 14' 9" (4.86m x 4.52m)

A spacious and inviting room featuring a window to the front elevation, decorative coving, and wall lighting. An electric fire provides a central focal point, complemented by a radiator for additional warmth.

KITCHEN/DINING AREA

21' 3" x 8' 9" (6.50m x 2.68m)

The kitchen is fitted with a range of cream wall and base units with a work top over. tiled splash backs and tile effect vinyl flooring. Additional features include a ceramic sink with drainer and mixer tap sit beneath a window to the rear elevation over looking the garden with inset spotlighting above. Integrated appliances comprise a fridge freezer, dishwasher, electric oven and a four-ring gas hob with extractor hood above and under counter space and plumbing for a washing machine.

The kitchen is open to a dining area with ample room for a dining table. A radiator provides warmth, while uPVC sliding doors offer access-with a step up-to the conservatory, allowing for an abundance of natural light and a seamless flow between indoor and outdoor living spaces.

CONSERVATORY

9' 9" x 8' 11" (2.99m x 2.74m)

The conservatory features floor-to-ceiling windows and French doors opening out to the rear garden. With lovely views of the beautifully maintained gardens. This light-filled space is finished with wood effect laminate flooring and is perfect for relaxing or entertaining.

LANDING

16' 9" x 6' 0" (5.11m x 1.85m)

A spacious landing with a window to the front elevation, providing natural light. Includes access to the loft via a hatch and doors leading to all first-floor rooms.

Kitchen / Dining area

Landing

Bedroom 1

Bedroom 2

BEDROOM 1
14' 5" x 10' 8" (4.41m x 3.27m)
A well-proportioned double bedroom featuring a triple-glazed window to the side elevation, allowing for natural light and a radiator for added comfort.

BEDROOM 2
10' 0" x 8' 10" (3.07m x 2.70m)
Accessed via a private hallway, this comfortable bedroom enjoys a pleasant outlook over the rear garden through a window that brings in plenty of natural light and a radiator.

BEDROOM 3
14' 3" x 5' 10" (4.36m x 1.78m)
A bright and airy room featuring a window overlooking the front elevation, complemented by a radiator.

SHOWER ROOM
10' 9" x 4' 11" (3.30m x 1.50m)
A well-presented shower room with a window to the rear elevation, allowing natural light to fill the space. The walls are partly tiled and feature inset spotlights for a modern touch. It includes a vertical radiator, a corner shower unit with a sliding door and thermostatic shower head, as well as a bidet, wash hand basin and WC.

CENTRAL HEATING
The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING
The property benefits from uPVC double glazing throughout.

PARKING
On street parking.

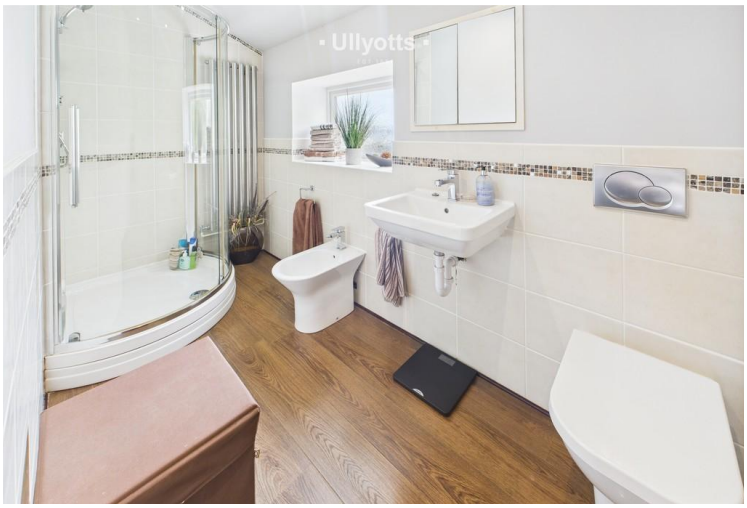
OUTSIDE
A beautifully presented garden featuring a pale gravelled area with a decorative paved circle at its centre. Stepping stones lead up to a raised decked area at the top of the garden, where a charming summer house or storage shed offers a perfect finishing touch. Lush planting borders soften the space, creating a peaceful and inviting outdoor retreat.

TENURE
We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES
All mains services are available at the property.

COUNCIL TAX BAND - B

Bedroom 3



Shower Room

Garden

Garden

ENERGY PERFORMANCE CERTIFICATE - AWAITED

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ullyotts 01262 401401 Option 1

Regulated by RICS

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

The digitally calculated floor area is (). This area may differ from the floor area on the Energy Performance Certificate.

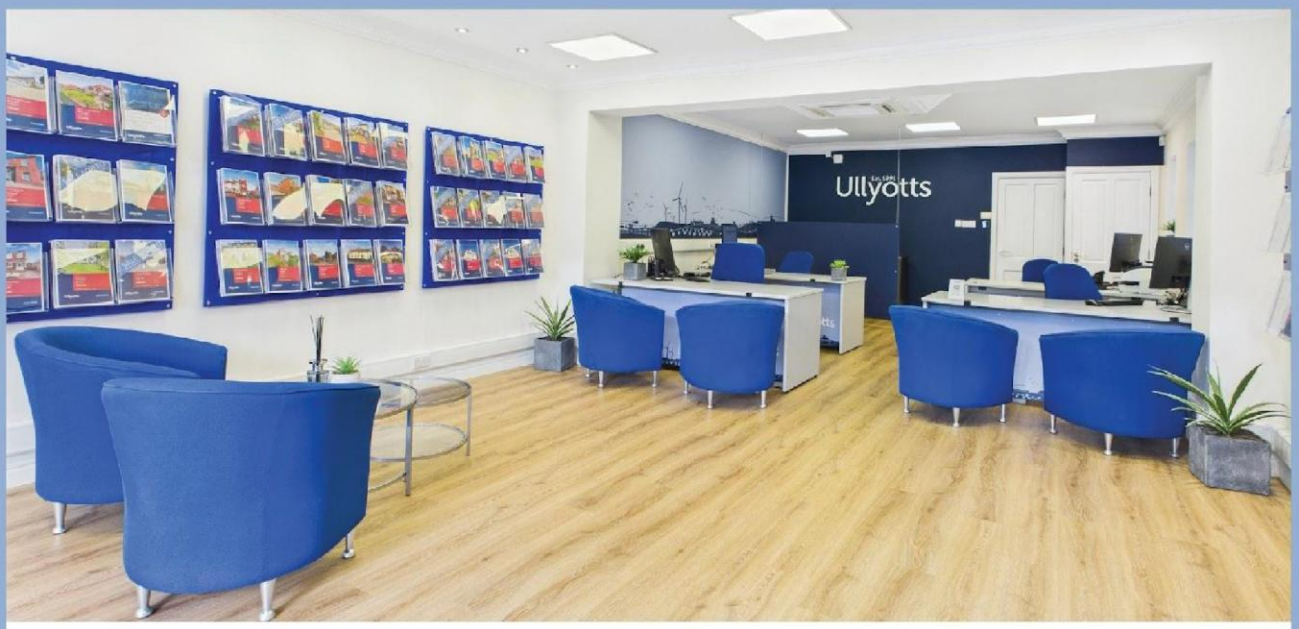
Nearby In Bridlington

Nearby In Bridlington

Est. 1891

Ullyotts

Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk

RICS

- Residential Sales
- Property Management
- Valuations