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## Rose Cottage, 2 Forge Close, Bempton, YO15 1LX

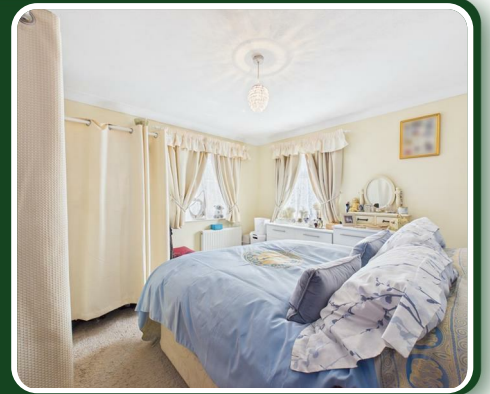
Price Guide £260,000



# Rose Cottage, 2 Forge Close

Bempton, YO15 1LX

## Price Guide £260,000



Rose Cottage, just off Spring Lane in Bempton enjoys a prominent position sitting at the far end of this quiet cul de sac.

The local Post Office sells groceries as well as fruit and vegetables and a cabinet full of interesting gifts along with a variety of greetings cards. The busy Community Centre has a book exchange corner and the Wednesday ladies club is a great place to meet new friends. There's Tai Chi, dance classes, Yoga, bowls and a few more. The magnificent 12th century Church's hub offers refreshments to residents and visitors alike. The Gallery Café has great coffee and cakes, also with a selection of gifts and paintings by the local artist next door. A very good hairdressing salon. There's a bus service and occasional train chugging its way along from Hull to Scarborough, stopping at Beverley and all villages in between.

### Entrance:

Upvc double glazed door into small entrance porch at the front, with door leading to internal small hallway.

### Lounge:

20'0" x 10'3" (6.11m x 3.13m)

A spacious front facing room with a large bow window looks out over the full length of the cul de sac to Spring Lane. A cosy room with electric fire but also light and airy in summer and central heating radiator.

### Kitchen/diner:

16'7" x 8'6" (5.08m x 2.60m)

The dining kitchen has a self-cleaning oven and grill, fridge freezer, cupboard housing ironing board and vacuum cleaner etc. Large pull-out larder cupboard, ceramic hob, worktops, dishwasher and plenty of room for dining table

and chairs together with display cabinet. Upvc double glazed window and central heating radiator.

### Upvc conservatory:

Over looking the rear garden is carpeted for cosiness facilitating year round use. The half curtains keep out the summer glare whilst affording a full view of the garden. The metal curtain over the double doors guards against all those pesky lying insects.

### Bedroom:

11'9" x 10'4" (3.60m x 3.15m)

A double room, two upvc double glazed windows with double aspect over the front and side gardens, enabling plenty of light and central heating radiator. Plenty curtained wardrobe hanging space.

### Bedroom:

8'6" x 8'5" (2.61m x 2.57m)

A side facing single room or office looks out over part of the rear and side garden, upvc double glazed window and central heating radiator.

### Bathroom:

6'4" x 5'6" (1.94m x 1.69m)

The modern fully tiled Bathroom incorporates bath with shower over, wash basin, mirrored wall cabinet and wc.

### Exterior:

At the front the rose garden is abundant in the summer months with the rest of the garden being mainly low maintenance with the all-important wild flower strip at the end for the bees and butterflies.

There are 3 external Parking Spaces to the property (driveway, graveled area at side and pebbled area in front of main window adjacent to next door driveway).

### Garden:

Rose Cottage is a peaceful retreat with a superb and private rear garden filled with tranquility and bird song which can be accessed by the wrought iron side gate and of course from the conservatory. The garden has two lawns with many shrubs and flowers, some of which are still waiting to come into full bloom. The private patio is an ideal place for entertaining and there's room by the summer house for a hot tub.

### Notes:

During 2018 all renovations, including gas being piped to the property and central heating fitted. The fusebox was re-sited and the bungalow re-wired. New bathroom and kitchen fitted. Hanging space in main bedroom created. Some re-modelling and planting in both gardens with wonky paving re-laid.

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

Ground Floor Building 1

Ground Floor Building 2

**Approximate total area<sup>1)</sup>**  
869 ft<sup>2</sup>  
80.8 m<sup>2</sup>

(1) Excluding balconies and terraces

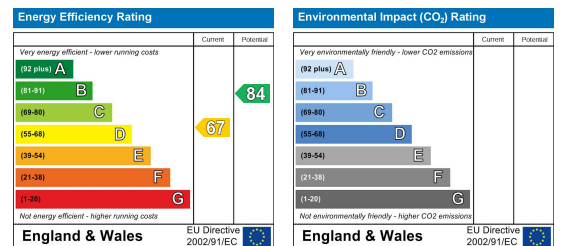
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

### 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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