



BELT
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4 Bempton Close, Bridlington, YO16 7HL

Price Guide £152,500



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Welcome to this double fronted semi-detached bungalow located on Bempton Close in the sought-after residential area of Bridlington.

Features of this bungalow include the new roof at the front and solar panels at the rear which are owned outright, providing free electricity and reduced energy costs. This eco-friendly feature also allows for any surplus electricity to be fed back to the grid, qualifying for the quarterly "feed-in tariff" rebate.

Recent updates include a full rewire completed in April 2025, ensuring safety and efficiency throughout the home. The bedrooms have been fitted with new carpets, while the sunroom features new flooring. The modern combination boiler adds to the property's appeal, providing reliable heating and hot water.

For those with vehicles, off-street parking is available, adding convenience to your daily routine.

Additionally, the generous loft space could be converted with the relevant consents, offering the potential for further expansion and personalisation of the home.

Located just off Marton Road, you'll find yourself in close proximity to local shops, a pharmacy, and bus service routes, making daily errands a breeze.

The property may benefit from a little updating in some areas and the price reflects this.

The absence of an ongoing chain adds to the appeal of this property, allowing for a smooth and efficient buying process. Don't miss out on the opportunity to make this charming bungalow your new home in Bridlington

Entrance:

Upvc double glazed door into inner porch. Upvc double glazed door into inner hall, central heating radiator.

Lounge:

12'9" x 12'7" (3.89m x 3.85m)

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

Kitchen:

12'9" x 7'5" (3.89m x 2.27m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, gas combi boiler, plumbing for a washing machine, part wall tiled, upvc double glazed window and upvc double glazed door out to the garden.

Bedroom:

11'8" x 9'9" (3.57m x 2.99m)

A rear facing double room, upvc double glazed window, central heating radiator and door into the sun room.

Sun room:

8'6" x 8'1" (2.60m x 2.48m)

Over looking the garden.

Bedroom:

9'8" x 8'7" (2.97m x 2.63m)

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

Bathroom:

7'5" x 4'8" (2.28m x 1.43m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, single glazed window and central heating radiator.

Exterior:

To the front of the property is a garden area and a parking space.

To the side elevation is a shared driveway leading to the garage.

Garden:

To the rear of the property is a enclosed garden. Paved patio to a pebbled area, borders of shrubs and bushes. A green house and a shed.

Garage:

Up and over door.

Notes:

Council tax band: A

NOTE: The property has been re-wired April 2025.

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



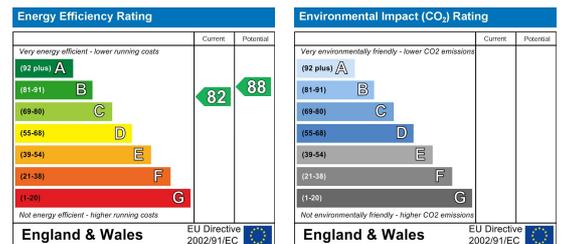
Floor Plan



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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