



**12 Bempton Oval, Bridlington, YO16 7HN**

**Offers Over £160,000**



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Welcome to Bempton Oval in Bridlington, a beautifully presented semi-detached bungalow that is in walk-in condition, making it an ideal choice for those seeking a hassle-free move.

The layout of the property is versatile, allowing for the possibility of converting the space into a second bedroom, catering to your specific needs.

The first-floor bedroom is a standout feature, complete with an en-suite bathroom and an outer balcony, providing a perfect retreat for relaxation.

Conveniently located just off Marton Road with easy access to local shops, a chemist, and reliable bus service routes. Whether you are looking for a holiday home, a rental property, or a permanent residence, this bungalow is perfectly positioned to meet your requirements.

Do not miss the chance to make this lovely home your own.

#### **Entrance:**

Upvc double glazed door into outer porch. Upvc double glazed door into inner hall, central heating radiator and tiled floor.

#### **Kitchen:**

**6'3" x 6'2" (1.93m x 1.90m)**

Fitted with a range of base units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, upvc double glazed window and column radiator.

#### **Lounge:**

**16'9" x 13'1" (5.13m x 4.00m)**

A front facing room, electric fire in a feature brick surround, understairs storage cupboard, stripped floor boards, upvc double glazed bay window, central heating radiator and staircase to first floor.

#### **Bathroom:**

**6'3" x 5'5" (1.93m x 1.66m)**

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and stainless steel radiator.

#### **Sitting room:**

**10'9" x 10'9" (3.29m x 3.29m)**

A rear facing room, central heating radiator and archway into:

#### **Utility:**

**9'6" x 5'8" (2.91m x 1.74m)**

Fitted with a range of base and wall units, part wall tiled, space for fridge/freezer, central heating radiator and upvc double glazed patio doors onto the rear garden.

#### **First floor:**

#### **Bedroom:**

**10'10" x 10'10" (3.32m x 3.32m)**

A rear facing double room, central heating radiator and upvc double glazed patio doors onto the outer balcony.

### Dressing room:

12'3" x 6'2" (3.74m x 1.90m)

Hanging space and gas combi boiler.

### En-suite:

6'10" x 4'7" (2.09m x 1.41m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin. Part wall tiled, extractor and upvc double glazed window.

### Exterior:

To the front of the property is private car parking.

### Garden:

To the rear of the property is a private fenced garden. Paved patio, lawn, artificial grass and pebbled area. Timber built shed.

### Notes:

Council tax band: A

All new installed upvc double-glazed windows.

### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both ID 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.

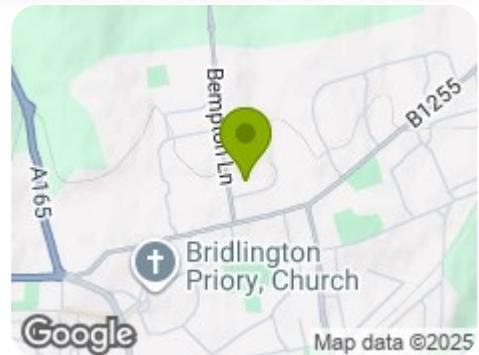
**PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



## Road Map

## Hybrid Map

## Terrain Map



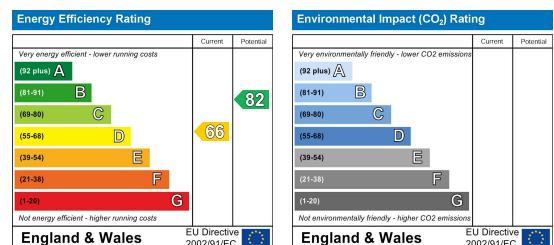
## Floor Plan



## 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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