



10 Church Lane, Bempton, YO15 1HJ

Offers Over £195,000



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Welcome to the village of Bempton, a three-bedroom end-terraced house on Church Lane.

The property comprises a spacious hallway, kitchen/diner, one inviting reception room, upvc conservatory overlooking the garden, three good size bedrooms and a bathroom. The layout is thoughtfully designed, ensuring a warm and homely atmosphere throughout.

Outside, the property benefits from private parking for one vehicle, a valuable feature in this picturesque village setting. Built by the reputable local builders Bryan Brown, this home reflects quality craftsmanship and attention to detail.

Situated opposite the village church and within easy access of railway, bus service routes, a local shop/sub post office, primary school and village hall. It is just 3 miles north of Bridlington.

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

Entrance:

Composite door into a spacious inner hall, understairs storage cupboard, tiled floor and central heating radiator.

Kitchen/diner:

14'11" x 11'0" (4.57m x 3.36m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, extractor, part wall tiled and floor tiled. Plumbing for washing machine, gas combi boiler, double glazed window and central heating radiator.

Wc:

5'8" x 2'10" (1.74m x 0.87m)

Wc, wash hand basin, part wall tiled, tiled floor, extractor and central heating radiator.

Lounge:

17'6" x 11'2" (5.34m x 3.42m)

A spacious rear facing room, gas fire in a modern surround, tiled floor, double glazed window, central heating radiator and upvc french doors into the conservatory.

Upvc conservatory:

9'0" x 7'9" (2.76m x 2.38m)

Over looking the garden, tiled floor.

First floor:

Access to the loft space by drop down ladder.

Bedroom:

15'0" x 8'10" (4.59m x 2.70m)

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

Bedroom:

11'4" x 11'0" (3.47m x 3.37m)

A rear facing double glazed window and central heating radiator.

Bedroom:

8'9" x 7'0" (2.67m x 2.14m)

A front facing double room, deep built in storage cupboard, double glazed window and central heating radiator.

Bathroom:

7'6" x 6'5" (2.30m x 1.97m)

Comprises bath with plumbed in shower over, wc and wash hand basin. Wall tiled, wall panelling, built in storage

cupboard, extractor, double glazed window and chrome ladder radiator.

Exterior:

To the front of the property is a small paved frontage.

Garden:

To the rear of the property is a low maintenance fenced garden. Mainly paved, with raised flower beds. A water point and gated access to the private car park.

Notes:

Council tax band B

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

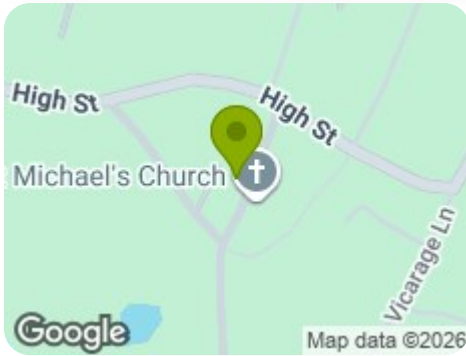
have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: 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



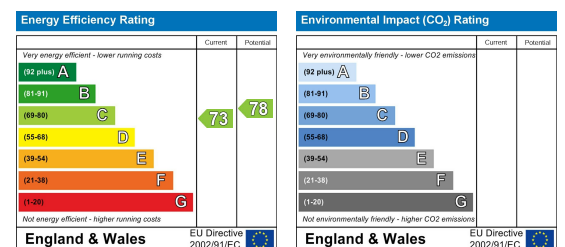
Floor Plan



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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