



14 Clarke Crescent, Bempton, YO15 1JJ

Price Guide £225,000



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Welcome to the village of Bempton, Clarke Crescent presents an exceptional opportunity to acquire an extended semi-detached house, perfect for family living.

This property boasts four generously sized bedrooms and two well-appointed bathrooms, ensuring ample space for both relaxation and privacy.

Two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The home has been recently decorated, offering a fresh feel throughout, ready for you to move in and make it your own.

The house is situated approximately three miles from Bridlington, providing easy access to the town's amenities. Residents of Bempton benefit from transport links, with railway and bus services nearby. Additionally, the village offers essential amenities, including a local shop and sub post office, a primary school, and a village hall, all within easy reach.

With no ongoing chain, this property is ready for a smooth transaction. Whether you are a growing family or seeking a spacious home this semi-detached house on Clarke Crescent is an ideal choice.

Entrance:

Upvc double glazed door into inner hall, understairs storage cupboard, upvc double glazed window and central heating radiator.

Lounge:

12'4" x 11'0" (3.76m x 3.37m)

A front facing room, gas fire with a stone surround, upvc double glazed window and archway into the dining room.

Dining room:

10'11" x 9'7" (3.35m x 2.94m)

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

Kitchen:

13'10" x 8'10" (4.23m x 2.70m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, upvc double glazed window and central heating radiator.

Utility room:

8'10" x 7'8" (2.71m x 2.34m)

Gas boiler, plumbing for washing machine and upvc double glazed door onto the garden.

First floor:

Bedroom:

15'5" x 8'10" (4.70m x 2.71m)

A front facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

En-suite:

8'10" x 4'7" (2.70m x 1.41m)

Comprises shower cubicle with electric shower, wc, wash hand basin, wall panelling, upvc double glazed window and central heating radiator.

Bedroom:

11'10" x 10'1" (3.61m x 3.09m)

A front facing double room, built in cupboards and shelves. Upvc double glazed window and central heating radiator.

Bedroom:

10'4" x 10'1" (3.16m x 3.09m)

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

Bedroom:

10'6" x 9'9" (3.22m x 2.99m)

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

Bathroom:

6'7" x 5'3" (2.03m x 1.62m)

Comprises bath, wc, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a slate garden area and block paved driveway with ample parking.

Garden:

To the rear of the property is a fenced garden, raised decked patio to lawn and a timber built shed.

Garage:

The garage is currently used as an office and storage area. Up and over door, built in shelving and worktops.

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



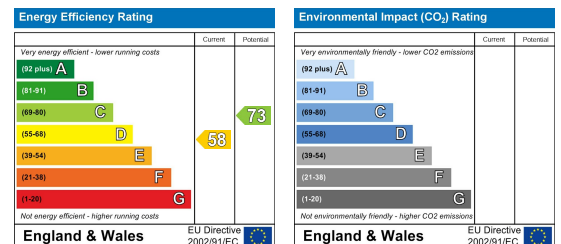
Floor Plan



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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