



9 School Lane, Bempton, YO15 1JA

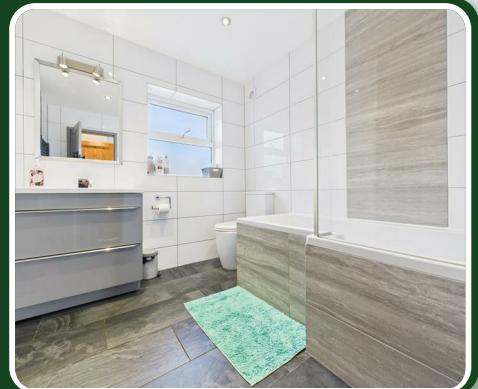
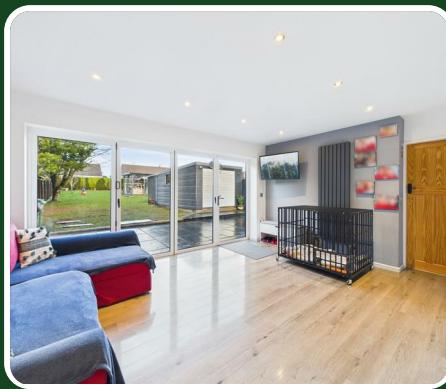
Price Guide £265,000



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Welcome to the coastal village of Bempton, this beautifully renovated semi-detached house on School Lane presents an ideal family home.

The property comprises a cosy lounge, a re-fitted modern kitchen/diner, three well-proportioned bedrooms and a stylish bathroom.

The ground floor has been thoughtfully extended, featuring a spacious garden room that boasts bi-folding doors, seamlessly connecting the indoor space with the outdoor garden, perfect for entertaining or enjoying quiet family moments. Additionally, the new utility room enhances practicality.

With extensive parking available, convenience is assured for families or guests.

Bempton itself is a picturesque village, located just three miles north of Bridlington. Residents can enjoy the local amenities, including a shop, pub, church, village hall, and primary school, all within easy reach. The village has a railway station and bus services, ensuring accessibility to nearby towns and attractions. The renowned RSPB Centre at Bempton Cliffs is only a mile away, offering stunning coastal views and opportunities for nature enthusiasts.

This property must be viewed with its high standard of renovation and location, it is an excellent choice.

Entrance:

Composite door into inner hall, central heating radiator.

Lounge:

14'6" x 13'4" (4.43m x 4.07m)

A front facing room, log burning stove with tiled surround, understairs storage cupboard, upvc double glazed bay window and central heating radiator.

Kitchen/diner:

16'7" x 8'3" (5.08m x 2.52m)

Fitted with a range of modern base and wall units, inset stainless steel sink unit, electric oven, gas hob with stainless steel extractor

over. Integrated dishwasher and fridge. Under cupboard lighting, part wall tiled, upvc double glazed window and column radiator.

Garden room:

15'2" x 11'1" (4.63m x 3.40m)

Over looking the garden, vertical radiator and upvc double glazed bi-folding doors onto the garden.

Utility:

6'5" x 4'6" (1.97m x 1.38m)

Plumbing for washing machine, space for a fridge/freezer, tiled floor and upvc double glazed window.

Bathroom:

8'0" x 7'6" (2.46m x 2.31m)

Comprises a modern suite, "P" shaped bath with shower attachment, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and ladder radiator.

First floor:

Upvc double glazed window.

Bedroom:

12'1" x 9'5" (3.70m x 2.88m)

A front facing double room, built in storage cupboard housing gas boiler, upvc double glazed window and central heating radiator.

En-suite:

3'10" x 2'9" (1.17m x 0.85m)

Comprises electric shower, wc, full wall tiled, extractor and upvc double glazed window.

Bedroom:

11'8" x 8'0" (3.57m x 2.45m)

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

Bedroom:

8'4" x 8'2" (2.55m x 2.51m)

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

Exterior:

To the front of the property is a garden area with lawn. Resin driveway with ample parking leading to the garage.

Garden:

To the rear of the property is a large fenced garden. Paved patio, lawn, log store, summerhouse with power and lighting.

Garage:

Up and over door, power and lighting.

Notes:

Council tax band: B

Contents can be included in the sale.

The property has been re-wired and new heating system.

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.





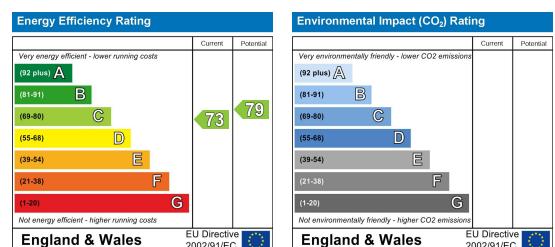
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.