



## Moorfield, Green Lane, Bempton, YO15 1JE

Price Guide £492,500





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Welcome to Green Lane, Bempton a four bedroom detached bungalow boasting spacious living accommodation that has been modernised and upgraded by the current owners, ensuring a comfortable and stylish living space.

The property sits on an extensive plot, offering privacy and features private established gardens, perfect for enjoying the outdoors.

Located in the village of Bempton a favourite with walkers and the RSPB reserve on Bempton cliffs. This quiet little village is only 3 miles from Bridlington and there a bus service and train service back into Bridlington or up the coast to Scarborough. The village has a pub, small sub post office/stores, local primary school and a village community hall. A popular choice for buyers.

The property comprises: spacious entrance hall, modern kitchen/diner, spacious lounge/diner, utility porch, four double bedrooms, modern bathroom and modern shower room. Exterior: a double garage, extensive driveway for parking and gardens.

Don't miss the opportunity to make this property your own and enjoy the benefits of country living with all the modern conveniences.

### Entrance:

Upvc double glazed door into a spacious inner hall, central heating radiator and deep built in storage cupboard.

### Lounge/diner:

27'0" x 14'11" (8.25m x 4.57m)

A spacious light and airy front facing room, multi fuel burning stove, five upvc double glazed windows, three central heating radiators and oak bi-folding doors into the hallway.

### Kitchen/diner:

14'10" x 11'4" (4.53m x 3.47m)

Fitted with a range of modern base and wall units, breakfast bar, under cupboard lighting, ceramic one and a half sink unit, free standing Rangemaster cooker with extractor over. Integrated dishwasher, space for a fridge/freezer, serving hatch, part wall tiled, two upvc double glazed windows and central heating radiator.

### Utility porch:

9'1" x 3'6" (2.79m x 1.07m)

Plumbing for washing machine, space for for tumble dryer, upvc double glazed window and upvc double glazed door onto the garden.

### Bedroom:

16'0" x 15'8" (4.88m x 4.79m)

A spacious front facing double room, built in modern sliding wardrobes, central heating radiator and upvc double glazed french doors onto the garden,

### Bedroom:

16'1" x 11'11" (4.92m x 3.64m)

A spacious front facing double room, built in modern sliding wardrobes, upvc double glazed window and central heating radiator.

### Bedroom:

11'10" x 11'10" (3.63m x 3.61m)

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

### Bedroom:

11'10" x 7'11" (3.63m x 2.43m)

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

### Bathroom:

11'11" x 8'0" (3.64m x 2.44)

Comprises a modern suite, freestanding roll top bath with shower attachment, wc and twin wash hand basins with vanity unit. Full wall tiled, floor tiled, built in storage cupboard housing gas boiler, upvc double glazed window and ladder radiator.

### Shower room:

7'9" x 7'5" (2.38m x 2.27m)

Comprises a modern suite, large shower cubicle with electric shower, wc and wash hand basin with vanity unit. Wall tiled, wall panelling, tiled floor, extractor, upvc double glazed window and chrome ladder radiator.

### Grounds:

Private sweeping driveway giving access to an extensive parking area and the double garage,

To the front of the property is a paved patio, established flower beds, summer house and gazebo.

To side elevation is a pebbled pathway and vegetable plot.

To the rear of the property is a beautiful established garden, pebbled patio, lawn with well stocked borders of trees, shrubs and bushes.

### Double garage:

Two roller doors, upvc double glazed window, power, lighting, utility area fitted with base and wall units and side upvc double glazed courtyard door onto the front garden.

### Notes:

Council tax band: E

### 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



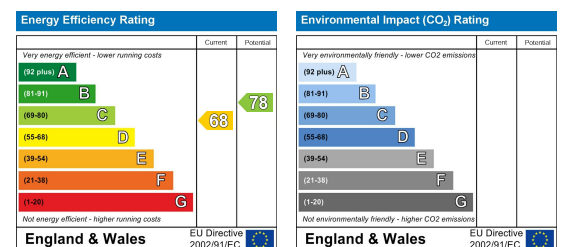
## Floor Plan



## 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



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