



**PLOT 3 79a High Street**  
**Bempton, Bridlington, East Yorkshire YO15 1JR**  
**Price £325,000**

**W&P** WOOLLEY  
& PARKS

# PLOT 3 79a High Street, Bempton, Bridlington, East Yorkshire YO15 1JR

\*\*\* READY NOW \*\*\*

\* COLLECTION OF BESPOKE NEW DWELLINGS IN A PICTURESQUE VILLAGE SETTING \*

Nestled away in the coastal village of Bempton, Ringley Farm is an exclusive development of just five individually designed, elegant, high specification properties which offer light and spacious accommodation designed for modern living. Creating a true sense of modern living, these properties have been designed with well proportioned gardens with doors opening out on to the patio area, bringing the garden into the home.

Plot 3 is a spacious and well planned 3 bedroom semi-detached with gardens to rear and side with single garage and additional parking space.

## LOCATION

The East Yorkshire coastal village of Bempton is best known for its breath-taking views, spectacular cliffs and RSPB seabird centre; breeding site of puffins, guillemots and gannets. The village itself benefits from a general store, hairdressers, antique shop, garage, Primary School, public house/ restaurant and community hall. In nearby Buckton, there is a delightful tea room, art gallery and holiday accommodations. Bempton railway station offers direct access to Hull and Scarborough.

## PLOT 3

### GROUND FLOOR

**Entrance Hallway 7'1" x 6'5"**  
(2.16 x 1.98)

**Cloaks/WC 4'9" x 2'11"** (1.47 x 0.89)

**Lounge 20'8" x 9'10"** (6.32 x 3.00)

**Kitchen / Dining / Kitchen 20'8" (max) x 15'4" (6.31 (max) x 4.69)**

Superb open plan living Kitchen/Diner. Fitted with a modern kitchen providing a comprehensive range of wall, base and drawer units in a shaker style finish with Oak effect worktops. Inset one and half bowl white ceramic sink with

integrated single oven, five ring hob, fitted extractor & under counter Fridge Freezer.

**Utility Room 7'10" x 6'6"** (2.4 x 2.0)

### FIRST FLOOR

#### Landing

**Bedroom 1 14'0" x 9'9"** (4.29 x 2.99)

**En-Suite 9'9" x 6'2"** (2.99 x 1.88)

**Bedroom 2 11'2" x 9'10"** (3.42 x 3.02)

**Bedroom 9'10" x 8'9"** (3.02 x 2.69)

**Bathroom 6'5" x 6'2"** (1.97 x 1.90)

### OUTSIDE

Good sized rear garden.

### GARAGE

Single Garage with additional off road parking space in front.

### Council Tax :

Council tax is payable to East Riding of Yorkshire local authority. The property is yet to be listed in council tax band

### Tenure :

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

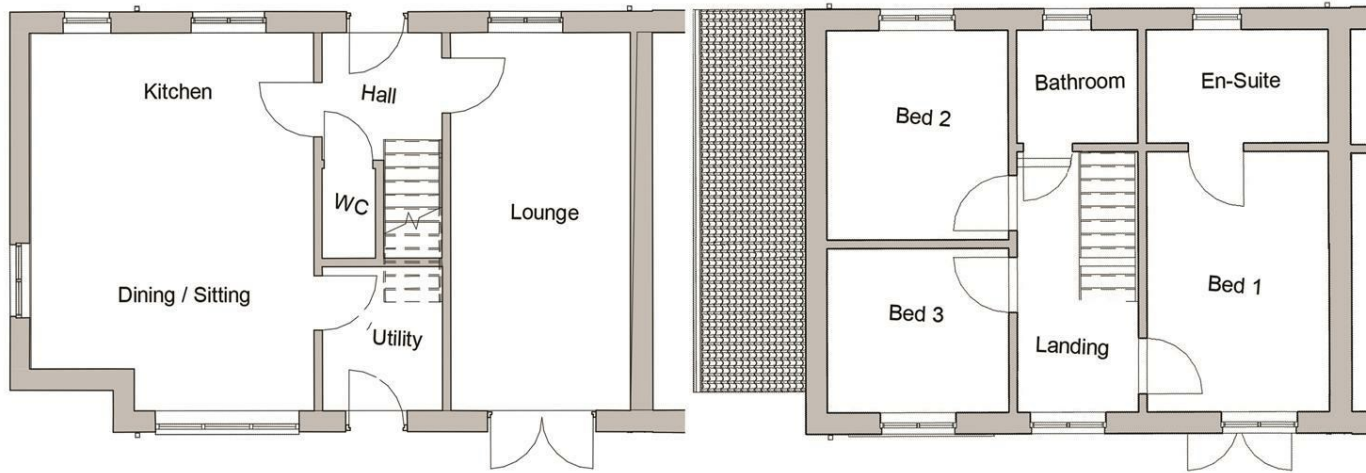
### Measurements :

All measurements have been taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

### Disclaimer :

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

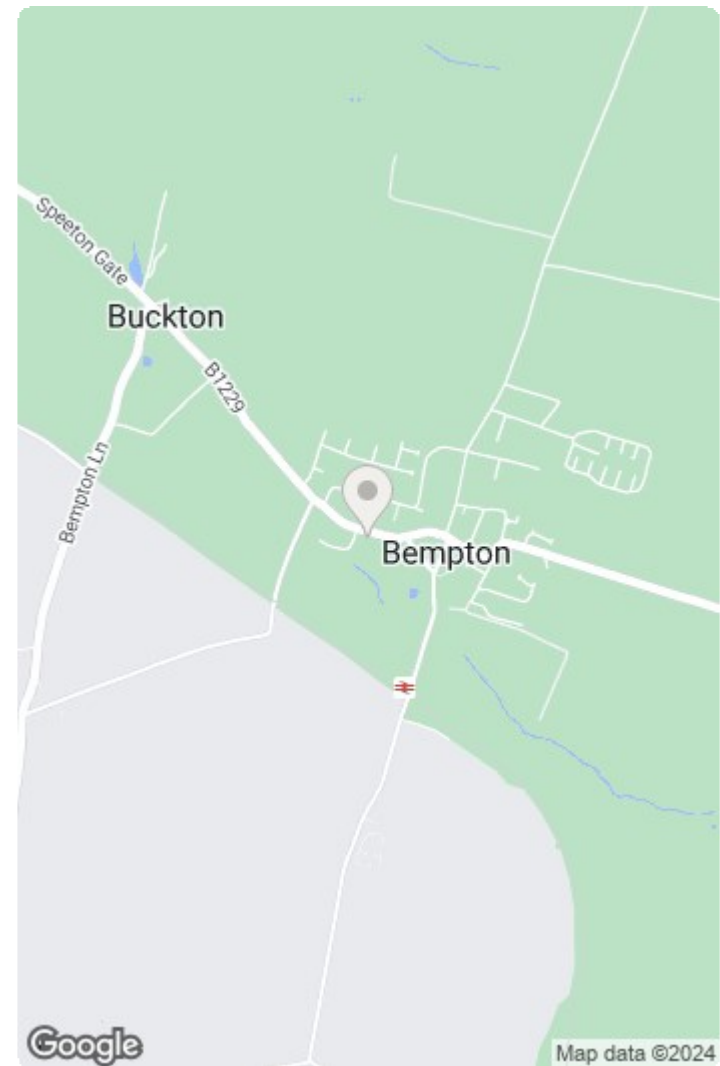




Ground Floor

First Floor

PLOT 3 - Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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