BOUTIQUE PROPERTY SHOP
SALES AND LETTINGS

bps@boutiquepropertyshop.co.uk
Covering Yorkshire
T 07515 763622



23 Bempton Lane

, YO16 7EJ

Offers Around £235,000

2 2 2 D





23 Bempton Lane

, Bridlington, YO16 7EJ

Offers Around £235,000





Located on Bempton Lane in the charming coastal town of Bridlington, this traditional and spacious double fronted detached bungalow offers a delightful blend of comfort and practicality. With two generously sized double bedrooms, one of which boasts an en-suite, this property is perfect for those seeking a serene living space. The heart of the home features an inviting reception room, providing ample space for relaxation and entertaining. The sunroom, which overlooks the beautifully maintained garden, invites natural light and offers a tranquil spot to enjoy the outdoors from the comfort of indoors. For those with vehicles, the property includes driveway parking for multiple cars, ensuring convenience for residents and guests alike. Additionally, there is hardstanding which is suitable for a garage, providing further options for storage or additional parking. This bungalow is not only a wonderful home but also a fantastic opportunity for anyone looking to settle in a sought after area while still being close to the amenities and attractions that Bridlington has to offer. With its spacious layout and thoughtful features, this property is sure to appeal to a variety of buyers.

- Detached two bedroom bungalow
- Light and spacious property
- Set within a good sized plot
- Mature gardens to front and back
- Driveway parking for multiple cars
- Sunroom
- Sought after location

Entrance Lobby
Double doors to the front aspect and glazed door to;

Hall
Radiator, picture rail and access to the loft which is part boarded with lighting and ladder.

Sitting Room
Gas living flame fire with tiled heath and wooden mantle, built in shelving and cupboard, two radiators, UPVC leaded window to the front aspect, coving and TV point.

Breakfast Kitchen
Range of wall and base units, tiled flooring with part tiled walls, plumbing for a washing machine, electric cooker point, built in cupboards, airing cupboard, feature wood burner (not currnetly in use) with brick surround, single glazed window and door to;

Sunroom
Laminate flooring, radiator, UPVC door to garden.

Master Bedroom
Radiator, UPVC window to the rear aspect and picture rail.

En-suite Shower Room
Wash basin, shower cubicle with electric shower, low flushing WC, part tiled, chromed heated towel rail, UPVC opaque window to the rear aspect and extractor fan.

Bedroom Two
UPVC leaded bay window to the front aspect, radiator, fitted wardrobe/cupboard, coving to the ceiling and TV point.

Bathroom
Vanity wash basin, panel bath, low flushing WC, chrome ladder towel rail, part tiled walls, UPVC opaque window to the rear and extractor fan.

Exterior
To the front aspect is a lawned smalll walled garden with driveway.

To the rear of the porperty there is side gated access from the drive to a fully enclosed, lawned garden with hard standing area, mature shrubs and trees and an outside tap.

Council Tax C

Bridlington

Tel: 07515763622

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.













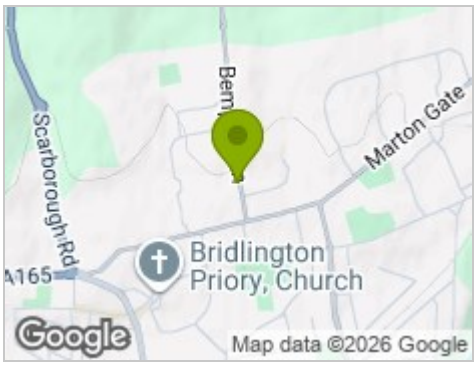
Road Map



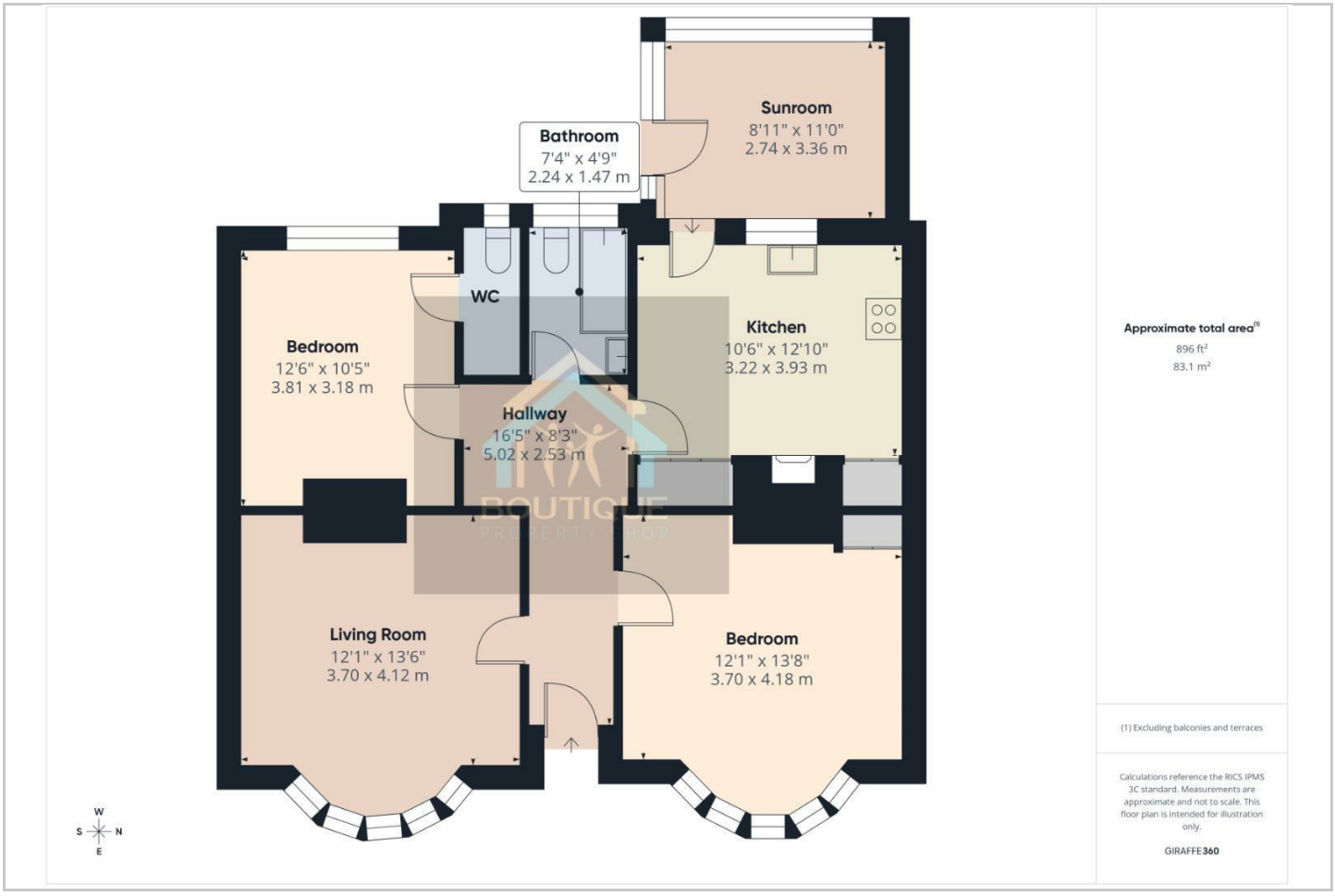
Hybrid Map



Terrain Map



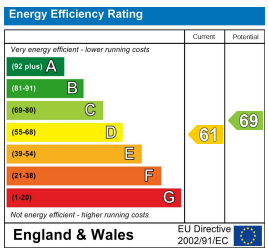
Floor Plan

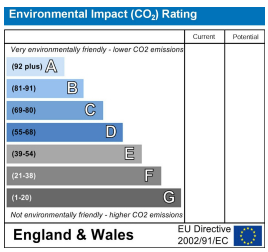


Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 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.