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To view this property please contact
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Corner Cottage, 2 Church Lane Bempton

UNIQUE & CHARACTERSTIC SPACIOUS COTTAGE
IN POPULAR VILLAGE LOCATION

OFFERED TO THE MARKET WITH NO ONWARD CHAIN!

£219,950



www.ddlgestates.co.uk

Bempton is a small village approximately 4 miles north east of Bridlington and lies on the B1229 road between Reighton and Flamborough. Bempton is also on the Hull/Scarborough branch Railway line and the village is within about 1 mile of the world renowned RSPB Bempton cliff seabird centre. The village has a Post office, small shop, public house and a primary school.

This unique cottage is full of character offering spacious living accommodation with the benefit of a good size enclosed garden and off street parking, it is mainly double glazed in PVCu and has electric heating. Major improvements have been carried out by the current vendor to the value of approximately £30,000 including PVCu double glazing in the Lounge & Dining Area, rendering and special coating to the exterior (15 yr guarantee from 2016), partial re-roofing to the ground floor, chimney lined with thermo-concrete lining, bespoke hardwood front door and windows to first floor bedrooms, garden wall & fencing enclosing the rear garden and new ground floor shower room. An added benefit is this property is offered to the market WITH NO ONWARD

Accommodation

Front entrance door opens into vestibule with door opening in the Sitting Area. Door to:-

Shower Room/WC

1.66m x 1.68m (5'5" x 5'6")

Being fully tiled having shower enclosure with mains shower, white suite of wc and vanity basin. Extractor fan, chrome ladder towel warmer and tile floor.



Lounge/Sitting Area

7.87m x 3.55m (25'10" x 11'8")

(throughout)

SITTING AREA - tile floor, PVCu patio doors to rear garden, door to BEDROOM 3/OFFICE and step up to the LOUNGE having solid wood floor, recess stores and brick feature fireplace with log burner.



Bedroom Three/Office

2.89m x 1.99m (9'6" x 6'6")

Having tile floor.



Kitchen/Diner

5.45m x 3.56m (17'11" x 11'8")

Having a range of fitted floor and wall cupboards with space for electric cooker, fridge/freezer and washing machine. Door to rear garden, stairs to first floor and tile floor.



First Floor

Bedroom One

5.61m x 3.56m (18'5" x 11'8")

(Minimum) having views of the garden and fitted robes.



Bedroom Two

3.57m x 2.89m (11'9" x 9'6")

Having recess store and views of the garden.



Bathroom/WC

3.79m x 1.62m (12'5" x 5'4")

Being fully tiled with white suite of panelled bath, wc and pedestal wash basin.



Outside

Off street parking with timber gate opening into the good size rear garden offering lawn, plant borders, timber shed, coal store and patio.



Services

Mains electricity, drainage and water. Council Tax Band A.