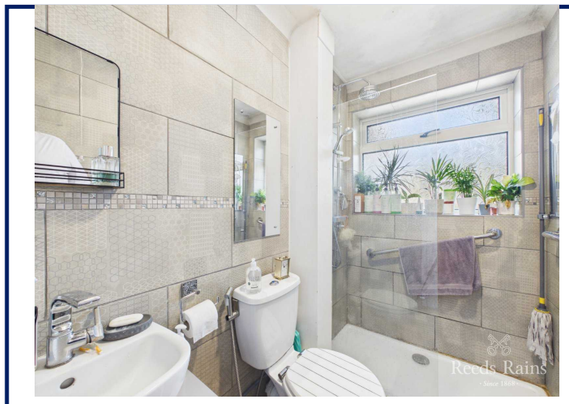


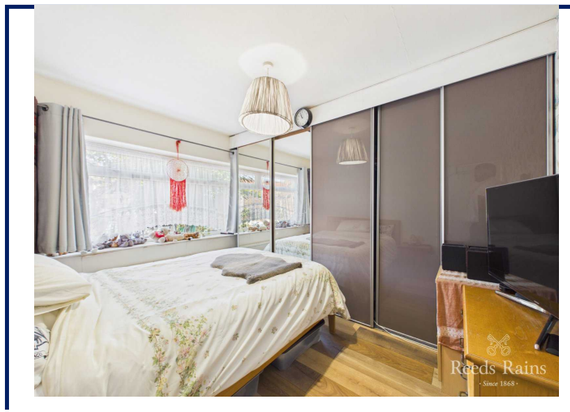














Bempton Oval, Bridlington, East Riding of Yorkshire, YO16

Asking Price: £210,000
Freehold

Reeds Rains

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The Property Ombudsman

Bempton Oval, Bridlington, East Riding of Yorkshire, YO16

Asking Price: £210,000 Freehold

Council Tax Band: B
EPC Rating: D

A spacious and versatile two bedroom semi-detached bungalow situated on Bempton Oval, featuring two generous loft rooms and a W.C. accessed via a spiral staircase. Further benefits include off-road parking to the front and an enclosed rear garden. An excellent opportunity offering significantly more accommodation than a typical bungalow.

Property Description
Occupying a pleasant position on Bempton Oval in Bridlington, this attractive two bedroom semi-detached bungalow offers well-proportioned accommodation, excellent versatility and a particularly appealing amount of additional space at first-floor level.

On entering the property, a welcoming entrance hallway provides access to the principal ground floor accommodation and also leads to the spiral staircase rising to the loft rooms.

The generous living room is a comfortable and naturally appealing principal reception space, offering ample room for a range of furniture configurations and providing an ideal setting in which to relax or entertain.

The fitted kitchen is positioned to the back of the property and offers a practical range of fitted units together with space for the necessary appliances. The layout provides a functional and well-defined area for everyday cooking and dining.

There are two well-proportioned bedrooms. Both rooms offer useful accommodation and flexibility, with the principal bedroom providing excellent space for a double bed and bedroom furniture. The second bedroom would also make an ideal guest bedroom, dressing room or home office, depending upon requirements.

Completing the ground floor accommodation is the bathroom, fitted with the usual suite and providing a convenient facility for residents and guests.

Impressive Loft Space
One of the property's most notable features is the substantial additional space found within the loft. Accessed via a spiral staircase from the hallway, the first floor comprises two generously sized loft rooms, together with a separate W.C.

The loft rooms offer a remarkable degree of versatility and could be adapted to suit a variety of lifestyle requirements. Whether used as dedicated home offices, hobby rooms, studios or extensive storage, they provide valuable additional space rarely associated with a bungalow of this type.

The loft accommodation also creates an excellent opportunity for a purchaser seeking a home that can adapt and evolve with their needs. Reduced head height should be noted in parts of the loft rooms, as indicated on the floor plan.

Outside
To the front of the property is off-road parking, providing a highly practical feature and valuable convenience.

To the rear is an enclosed garden, offering a good degree of privacy and creating a pleasant outdoor space to enjoy during the warmer months. The garden provides scope for seating, planting and outdoor entertaining and is well suited to those looking for a manageable yet private external space.

An internal viewing is strongly recommended to fully appreciate the generous proportions, versatility and unusual loft accommodation this property has to offer.

Agent's Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered with. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC. The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.



For full EPC please contact the branch.



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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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Other important information which you will need to know about this property can be found at reedsrains.co.uk