



## Vicarage Lane, Bempton, Bridlington, YO15 1HF

- Link-Detached Property
- Lovingly Renovated Throughout By The Current Owner
- Open Plan Kitchen/Diner With Integrated Appliances
- Rear Garden
- Highly Desirable Village Location
- Four Bedrooms
- Beautiful Bathroom With Four Piece Suite
- Downstairs W/C
- Off-Road Parking & Garage

**Asking Price £250,000**



# 2 Vicarage Lane, Bempton, Bridlington, YO15 1HF

## DESCRIPTION

Tucked away within the highly desirable village setting of Vicarage Lane, Bempton, this stunning four-bedroom link-detached home has been extensively and lovingly renovated throughout by the current owner to create a truly move-in ready property, perfectly suited to modern family living.

From the moment you step inside, the quality and attention to detail are immediately apparent. A welcoming entrance hall sets the tone, featuring attractive flooring that flows beautifully throughout the property. To the front of the property is the bright and airy lounge, an elegant yet cosy space centred around a charming feature gas fire, with stylish oak framed glazed double doors opening seamlessly into the heart of the home.

The contemporary kitchen/diner has been thoughtfully designed with both practicality and entertaining in mind. Boasting gloss white units and a range of integrated appliances including oven, hob, microwave, fridge, freezer and dishwasher. There is plenty of room for a family dining table or additional seating area, while double doors opening onto the rear garden create a fantastic social space ideal for gatherings with family and friends. Completing the ground floor is a convenient WC.

To the first floor are four well-proportioned bedrooms, all beautifully presented in neutral décor, offering versatile accommodation for growing families, guests or those working from home. The stylish family bathroom features a luxurious four-piece suite comprising a freestanding bath and separate shower.

The rear garden offers a wonderful mix of lawn and patio seating areas, perfect for enjoying sunny days, entertaining outdoors or has space to personalise. To the front is off-road parking and a single garage with electric door.

The vendor has advised that the property also benefits from new windows installed in 2021 and a new boiler fitted in 2022, alongside the cosmetic improvements carried out throughout the home. Schedule your viewing today!

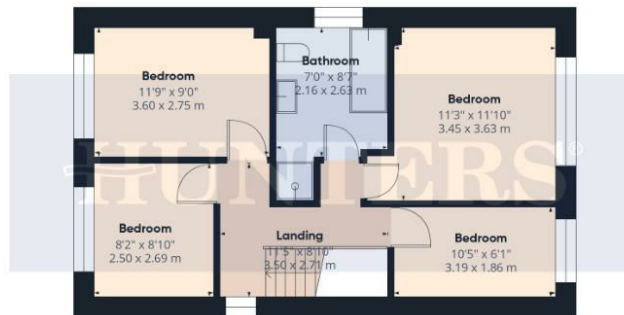


Vicarage Lane is situated within the sought-after coastal village of Bempton, well known for its picturesque surroundings, welcoming community and famous nature reserve and cliffs. The village offers local amenities including a shop, pub, transport links and a primary school, while the nearby towns and villages of Bridlington, Flamborough and Filey provide a wider selection of shopping, leisure and coastal attractions, making this an ideal location for those seeking village living with convenient access to surrounding areas.





Ground Floor



Floor 1

### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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Approximate total area<sup>(1)</sup>  
1220 ft<sup>2</sup>  
113.3 m<sup>2</sup>

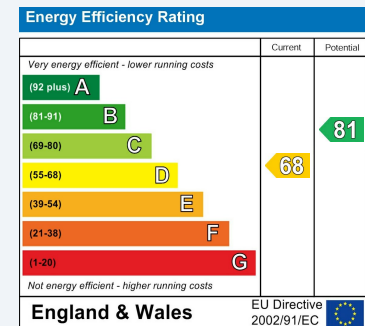
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.