



6 Walmsley Close  
Bempton

YO15 1JN

ASKING PRICE OF

**£170,000**

**2 Bedroom Semi-Detached Bungalow**



Garden



2



1



1



Garage, Off  
Road Parking



Gas Central Heating

## 6 Walmsley Close, Bempton, YO15 1JN

A well-presented semi-detached bungalow offering spacious and comfortable accommodation throughout. The property features a bright lounge diner, a modern fitted kitchen, two bedrooms and a bathroom. Externally, there are well-maintained gardens, ample off-street parking and a garage, providing excellent practicality. Offered to the market with no onward chain, this property represents an ideal opportunity for a range of buyers.

Bempton is a highly regarded village (population approximately 1,026 – 2021 Census) located just a few miles north of Bridlington and served by its own railway station on the Yorkshire Coast Line, offering regular connections to Bridlington, Scarborough, Hull and beyond. Nestled within the Yorkshire Wolds yet close to the coast, the village enjoys a picturesque setting surrounded by rolling

countryside.

Bempton is perhaps best known for the RSPB Bempton Cliffs, home to England's largest seabird colony, where around half a million seabirds gather between spring and summer. The village also offers a public house, post office/general store, primary school, community hall, and other local amenities, making it a well-served and sought-after village with both rural charm and excellent transport links. Bridlington, the closest town to Bempton is a vibrant seaside location on the East Yorkshire coast, perfect for families with its award-winning sandy beaches, a bustling promenade and traditional seaside attractions. Nearby, Sewerby Hall and Gardens, Bridlington Spa and Flamborough Head provide great days out, while excellent schools and community facilities make it a welcoming place to live.



Entrance Hall



Lounge



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

10' 11" x 3' 2" (3.33m x 0.97m)

Via a side uPVC door into the entrance hall fitted with wood effect laminate flooring, loft access, a storage cupboard with shelving, a radiator and doors to all rooms.

### LOUNGE

15' 9" x 9' 3" (4.81m x 2.84m)

West facing bow window overlooking the front elevation, coving, radiator and a stone fireplace with tiled hearth as a focal point.

### KITCHEN

9' 1" x 8' 6" (2.79m x 2.61m)

Fitted with a range of wall, base and drawer units with a work top over, matching splash back and wood effect laminate flooring and a radiator. A stainless-steel sink and drainer sit beneath the window overlooking the front garden. Fitted appliances include an oven, integral fridge, extractor fan and space for an under counter freezer.

### BEDROOM 1

13' 3" x 8' 7" (4.06m x 2.62m)

Coving, radiator and French doors to the rear offering natural light and direct access to the garden.



Kitchen Sink



Bedroom 1



Bedroom 1 View



Bedroom 2

## BEDROOM 2

11' 1" x 7' 10" (3.38m x 2.41m)

Window to the rear, radiator and fitted wardrobe with sliding doors.

## BATHROOM

6' 1" x 5' 6" (1.87m x 1.70m)

The bathroom benefits from a panelled bath with a glass screen and thermostatic shower, wash hand basin, WC and vinyl flooring.

## CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

UPVC double glazing throughout.

## GARAGE

13' 4" x 9' 0" (4.08m x 2.75m)

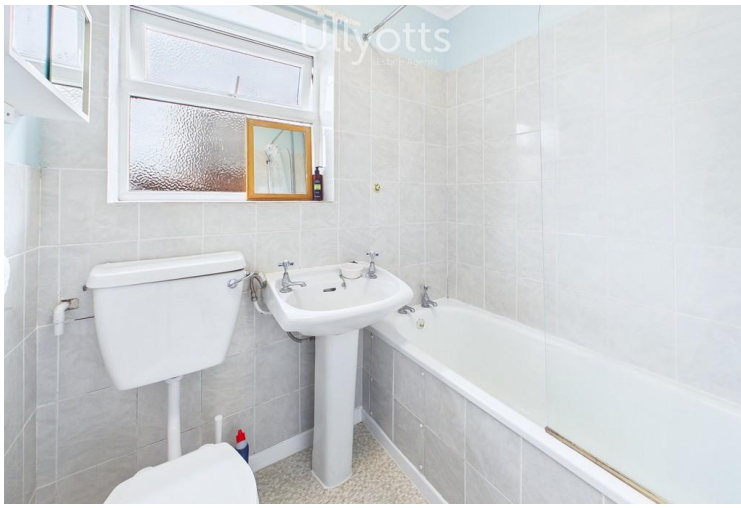
In pebble dash concrete with CA roof, open over and side doors. Power.

## GARDEN

To the front, the property is set back from the road with lawned gardens and a side driveway providing parking with a gated access to the garage. To the rear, the garden is east facing with a patio area perfect for a bistro table or seating and a lawned area.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.



Bathroom



Rear Elevation



Garden



Garage

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND - B

## ENERGY PERFORMANCE CERTIFICATE - AWAITED

## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

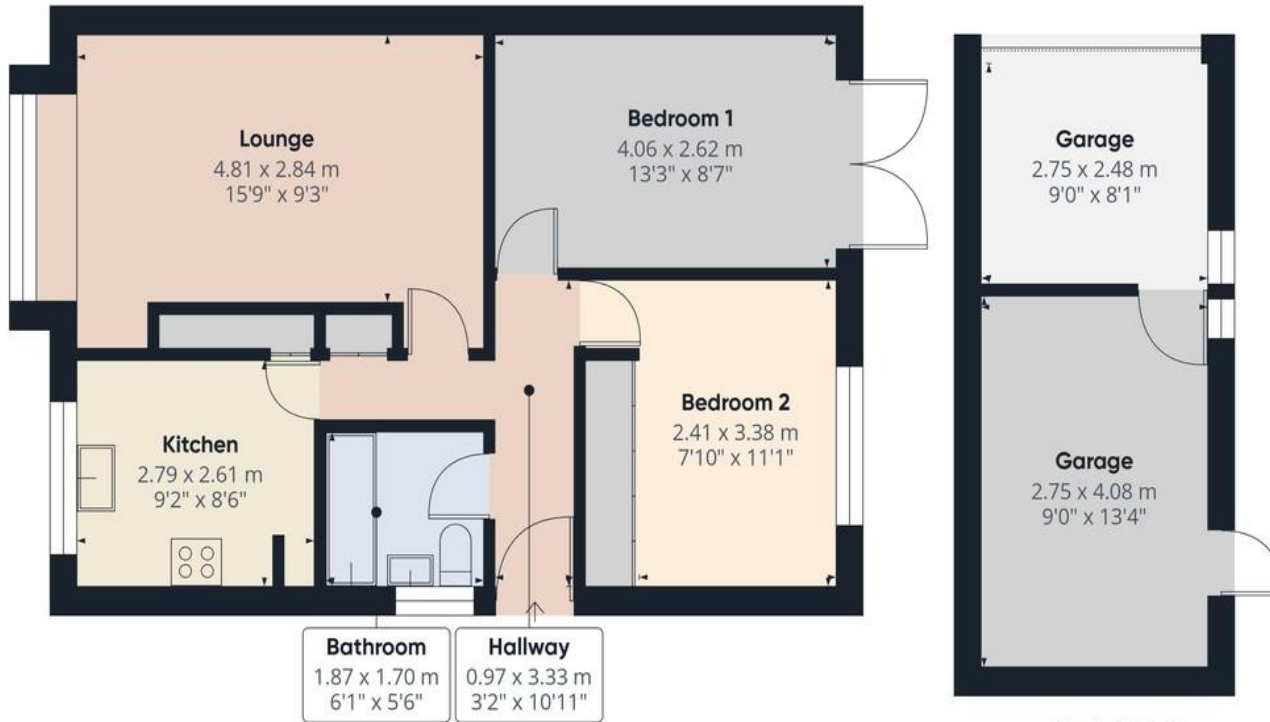
Floor plans are for illustrative purposes only.

## VIEWING

Strictly by appointment with Ulllyotts 01262 401401  
- Option 1.

Regulated by RICS

The digitally calculated floor area is 64 sq m (689 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1

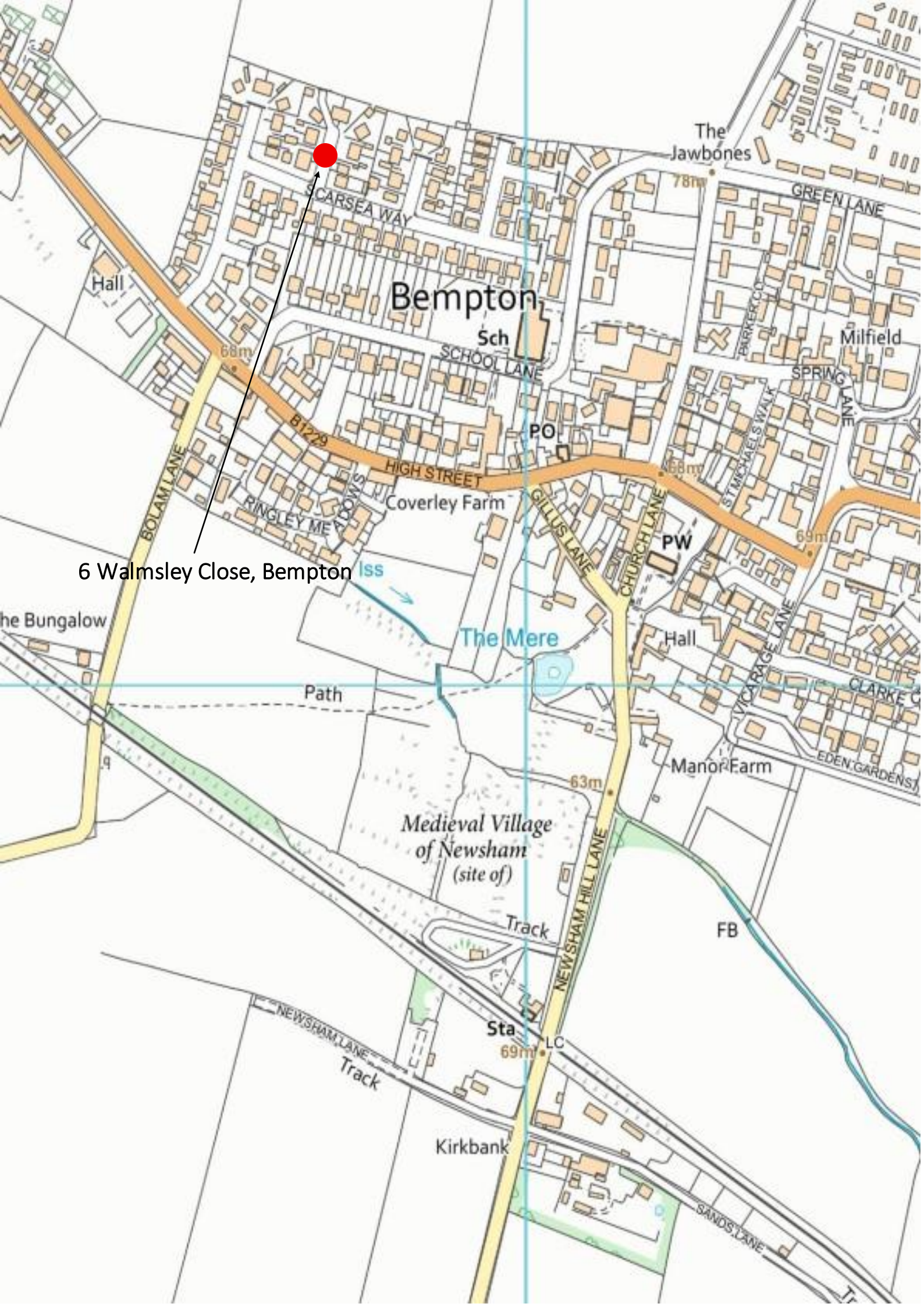
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
71.1 m<sup>2</sup>  
766 ft<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.

GIRAFFE360



6 Walmsley Close, Bempton

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