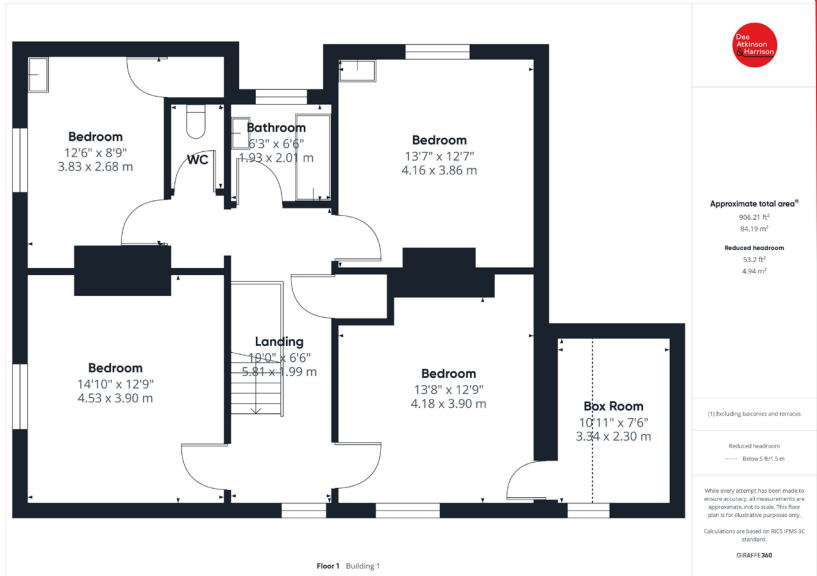
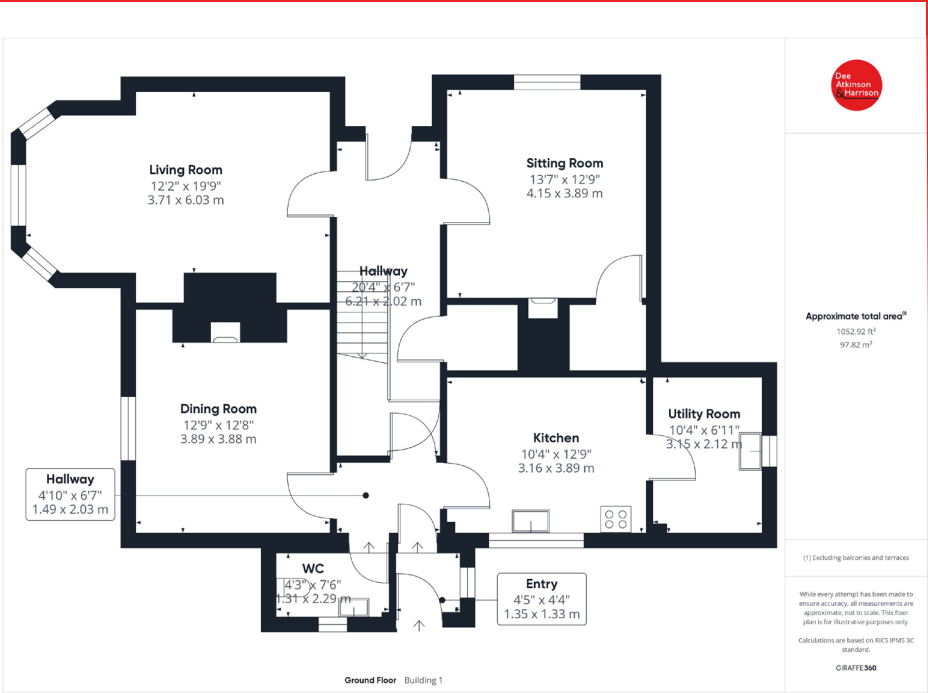




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Services
The property is understood to be connected to mains water, electricity, gas and drainage. Heating is supplied by way of a gas fired boiler.

Tenure
Freehold with vacant possession upon completion.

Viewing
Strictly by appointment with the sole agents on 01377 241919.

Council Tax
East Riding of Yorkshire Council - Band F.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no-obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 stars by our fully verified clients.



Offers in the region of
£475,000

**The Vicarage, Church Street,
Flamborough, YO15 IPE**



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



The Vicarage, Church Street, Flamborough, East Yorkshire, YO15 IPE

Standing on a generous plot of just over half an acre, this Grade II Listed detached house offers discerning purchasers a rare opportunity to acquire an imposing period property that they can put their own stamp on. The house has been tenanted for many years and offers many original features, but it would now benefit from a programme of updating and redecoration. The gas centrally heated accommodation includes three reception rooms, a good sized kitchen and a utility room. On the first floor are four bedrooms, one of which offers the potential for an en-suite bathroom to be created from the connected boxroom. A generous landing, bathroom and separate WC complete the first-floor accommodation. Outside, there are extensive gardens that are laid mainly to lawn. A private drive provides off-street parking and access to the outbuildings including a garage and domestic sheds.

Location

The Vicarage lies across the road from the historic village Church and, offers convenient access to country walks across open fields to cliff tops and Danes Dyke. Also convenient for access into the main village with a variety of shops, inns and restaurants.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

With moulded cornices to the ceiling, radiator, understairs storage cupboard, cloak hooks and staircase leading off.

LIVING ROOM

With a large bay window, moulded cornices to the ceiling, picture rail, two radiators, a gas fire set in a traditional fireplace, clove shelving and a TV aerial point.

STUDY/SITTING ROOM

With open fire set in a tiled fireplace, fitted book shelves, radiator, window shutters, moulded cornices, picture rail and built in storage cupboard.

DINING ROOM

With open fire set in a tiled fireplace and a radiator.

KITCHEN

Fitted with a range of base and wall units, freestanding oven with ceramic hob and extractor canopy over, one and a half bowl stainless steel sink. Radiator.

UTILITY ROOM

With base and wall cupboard, sink, plumbing for an automatic washing machine and a wall mounted gas fired central heating boiler.

CLOAKROOM

With low level WC and a pedestal wash hand basin.

REAR PORCH

With tiled floor and fitted shelving.

FIRST FLOOR

LANDING

With radiator and access to the roof space.

BEDROOM ONE

With radiator and door to a box room that could easily convert into an en-suite bathroom.

BEDROOM TWO

With radiator and pedestal wash hand basin.

BEDROOM THREE

With radiator.

BEDROOM FOUR

With radiator, alcove cupboard and a sink.

BATHROOM

With encased bath with an electric shower and screen over, pedestal wash hand basin and a radiator.

SEPARATE WC

With low level WC and an extractor fan.

OUTSIDE

GARAGE & OUTBUILDINGS

With double wooden doors, power light and personal door. Adjoining the property to the rear is a range of domestic outbuildings providing storage and a fuel store.

GARDENS

The property has approximately half an acre of gardens that are mainly laid to lawn and feature several mature trees.

SALE RESTRICTIONS & COVENANTS

Standard ecclesiastical covenants will be required for the protection of the nearby church including a requirement that the buyer changes the name of the property. Full details are available from Dee Atkinson and Harrison upon request.

OVERAGE PROVISION

Given the size of the gardens, the sellers and their successors will also stipulate an overage clause for a period of 40 years of 30% of any increase in value attributed to obtaining planning consent for any additional permanent residential dwellings within the curtilage of the existing dwelling. The overage clause will be secured via an equitable charge on the property.