



SERVICES
Central heating is provided by LPG gas tanks, mains water and electric. The sewerage is to a septic tank which is shared with the neighbouring property.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

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

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 star by our fully verified past clients.



Guide Price
£175,000

September Cottage,
Burton Fleming, YO25 3PE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



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Dee Atkinson & Harrison



September Cottage, Burton Flemming, YO25 3PE

DESCRIPTION

A rare opportunity to purchase a fabulous cottage in the countryside, September Cottage is a very well presented and quaint two bedroom end terrace. Boasting spacious bedrooms, two bathrooms and two reception rooms, this property certainly does tick a lot of boxes. Offering charm and characteristic features throughout, the property is brought to the market with NO ONWARD CHAIN and internal viewings are a must! The property briefly comprises:- entrance porch, hallway, lounge, dining room, boiler room, kitchen, utility room, first floor landing with two double bedrooms, family bathroom, garden to the front and on street parking.

LOCATION

Burton Flemming is in close proximity of the East Coast towns of Filey (6 miles) Bridlington (7 miles) and Scarborough (13 miles) and is situated in the Gypsy Race valley at the heart of the Yorkshire Wolds. On the outskirts of the village is the Scenic View caravan park which is a popular destination for seasonal and touring caravans. The village also has a post office.



THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH- 5'7 (1.72m) x 3'11 (1.19m)

Added to the property in the last 12 months is a entrance porch with door to the front aspect and vinyl flooring.

HALLWAY

Exposed beams, stairs leading to the first floor landing and fitted carpets.

LOUNGE- 12'3 (3.74m) x 14'1 (4.29m)

Cosy living space with window to the front aspect, exposed beams, log burning stove with brick surround and hearth, understairs storage cupboard, fitted carpets, radiator, TV point and power points.

DINING ROOM- 10'5 (3.18m) x 9'11 (3.02m)

Currently used as a dining room but a versatile reception room with window to the front aspect, exposed beams, fitted carpets, radiator, TV point and power points.

BOILER ROOM- 3'8 (1.13m) x 9'9 (3.00m)

Opaque window to the side aspect, inset spotlights, wall mounted oil fired boiler, built in shelving, space for white good, tiled flooring and power points.

KITCHEN- 8'8 (2.65m) x 6'11 (2.13m)

Opaque window to the rear aspect, inset spotlights, a range of wall and base units, inset sink, electric oven, electric hob, extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 12'3 (3.75m) x 6'1 (1.86m)

Door to the rear aspect, windows to the rear and side, plumbing for washing machine, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING

Fitted carpets, radiator and power points.

BEDROOM ONE- 12'4 (3.77m) x 10'10 (3.30m)

Double primary bedroom with window to the front aspect, built in cupboard, fitted carpets, radiator, TV point and power points.

EN-SUITE- 5'3 (1.60m) x 4'11 (1.51m)

Fully tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink, shower cubicle, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 8'8 (2.64m) x 6'11 (2.12m)

Window to the side aspect, fitted carpets, radiator and power points.

BATHROOM- 6'6 (2.00m) x 6'11 (2.11m)

A spacious family bathroom with opaque window to the rear aspect, fully tiled walls, built in storage cupboard, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, vinyl flooring, radiator and extractor fan.

EXTERNAL

Externally the property benefits from a easily maintainable front garden which is planted with flowers and shrubs and partially gravelled. To the rear of the property is a shared access walk way with the neighbouring properties for walking access. There is also a gated part to the side which houses the gas bottles.

PARKING

On street parking.