



7 Chapel Close  
Flamborough  
YO15 1NZ

GUIDE PRICE

**£320,000**

3 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01262 401401



Kitchen



3



1



2



Garage, Off  
Road Parking



Gas Central Heating

## 7 Chapel Close, Flamborough, YO15 1NZ

A well presented three bedroomed detached house benefitting from an entrance hall, kitchen, dining room / bedroom 3, lounge / diner, bathroom to ground floor, landing, two further bedrooms, one with en-suite facilities. Generous well maintained garden, garage and parking. The property benefits from gas central heating and Upvc double glazing.

The property is set in the heart of Flamborough village upon it's busiest through route and adjacent to all village centre amenities. Flamborough Village is a coastal resort located 4 miles to the north east of Bridlington which enjoys a substantial tourist trade through the summer months and this property is set in an excellent all year round position for the locality.

The village is steeped in the history of smugglers, caves and cliffs. The headland itself is noted by its white lighthouse and old octagonal stone lighthouse, a superb golf course and thriving village centre supported by a good array of local shops, facilities and amenities. The village attracts a substantial number of seasonal visitors wishing to explore the Northeast Yorkshire Coast.



Lounge



Dining Area



Bathroom



Bedroom 1

## Accommodation

### ENTRANCE HALL

17' 1" x 3' 45" (5.21m x 2.06m)

With composite door into, Karndean flooring, radiator, understairs cupboard and doors to.

### KITCHEN

10' 1" x 8' 4" (3.07m x 2.54m)

With modern range of wall and base units, work surface over, tiled splashback, ceiling spotlighting, stainless steel sink and mixer tap, Karndean flooring and wall mounted gas central heating boiler. Built-in electric oven, dishwasher, gas hob, extractor fan and fridge freezer. Space for washing machine. Window to the front elevation.

### DINING ROOM / BEDROOM 3

10' 10" x 8' 9" (3.3m x 2.67m)

With window to front elevation and radiator.

### BATHROOM

7' 4" x 5' 7" (2.24m x 1.7m)

With modern white suite comprising, panelled bath, shower attachment from the taps, pedestal wash hand basin, low level wc, Karndean tiled flooring, radiator, tiled splash back, window to side elevation and ceiling spotlighting.

### LOUNGE / DINER

21' 6" x 11' 6" (6.55m x 3.51m)

Narrowing to 10' 00 in the dining area. Two radiators, electric fire in situ with feature fireplace, cream surround, marble inset and hearth, TV point, window and French doors to the rear elevation and coving.

### LANDING

With loft access and doors to:



Shower Room



Bedroom 2



Bedroom 3



Entrance Hall

### **BEDROOM 1**

20' 5" x 11' 8" (6.22m x 3.56m)

With two velux windows to side elevation, radiator and door to en-suite.

### **EN-SUITE**

6' 7" x 5' 9" (2.01m x 1.75m)

With shower cubicle, thermostatic shower over, low level wc, pedestal wash hand basin, vinyl flooring, part tiled walls, velux window to rear elevation and radiator.

### **BEDROOM 2**

15' 6" x 10' 9" (4.72m x 3.28m)

With two velux windows to side elevation, range of fitted wardrobes, large walk-in storage cupboard and radiator.

### **GARAGE**

16' 8" x 8' 9" (5.08m x 2.67m)

A single brick garage with roller shutter door to front elevation. Power and light connected.

### **OUTSIDE**

There is an open plan frontage with side driveway, hand gate leading to the rear elevation. The rear garden is mainly laid to lawn with seating areas, garden seat and arbour, timber garden shed, beautiful borders, secure fencing and open aspect to the rear.

### **TENURE**

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

### **SERVICES**

All mains services are available at the property.

### **ENERGY PERFORMANCE CERTIFICATE**

The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.



Rear Garden



Rear Elevation



Garage



Front Elevation Close Up

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 116 square metres.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

### 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.

Regulated by RICS.

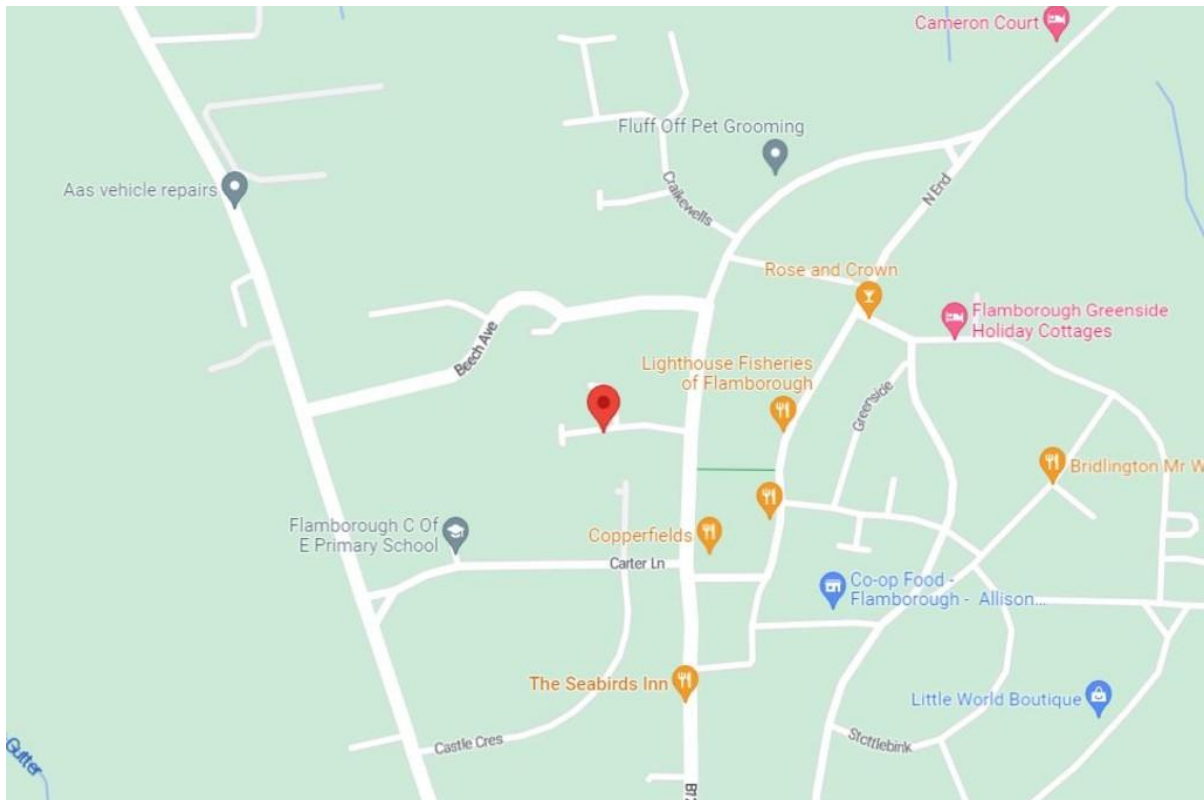
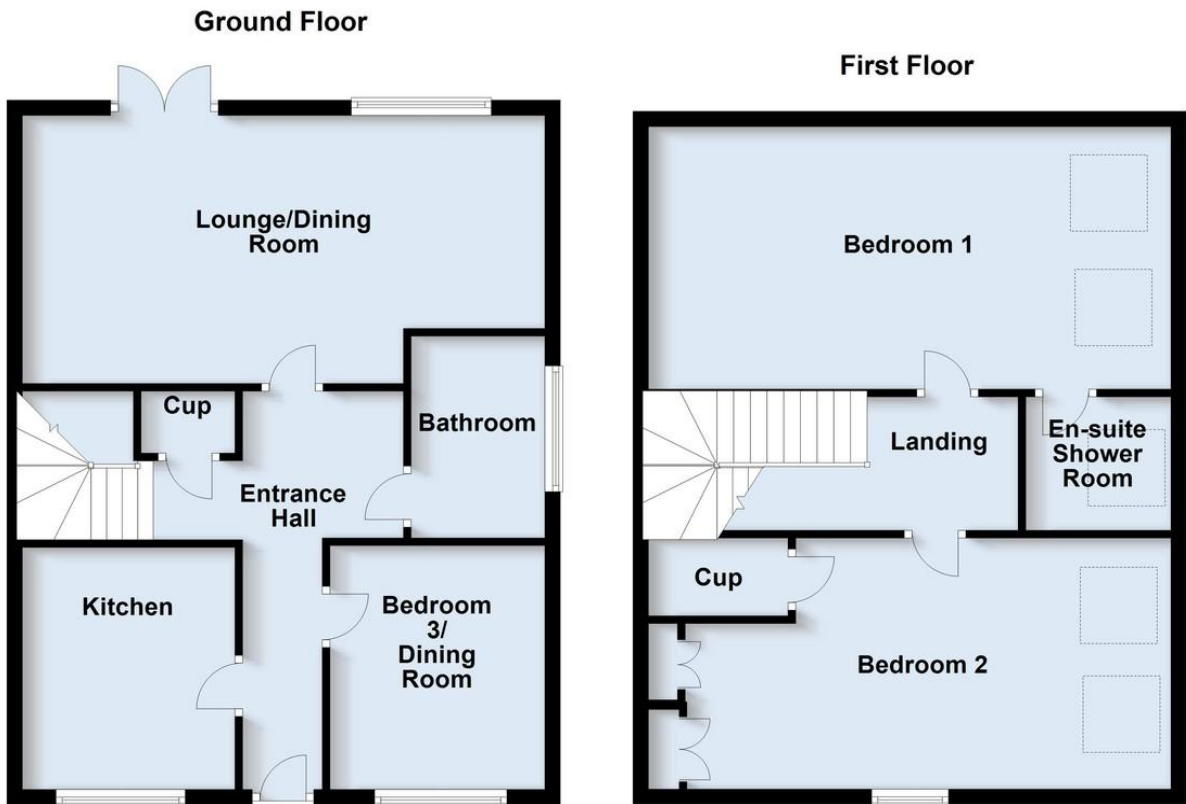
### WHAT'S YOURS WORTH?

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\*by any local agent offering the same level of service.

The stated EPC floor area, (which may exclude conservatories),  
is approximately



# Why Choose Ulllyotts?



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