



25 Castle Crescent  
Flamborough  
YO15 1LR

GUIDE PRICE

**£175,000**

1 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01262 401401



Lounge



1



2



2



Off Road  
Parking



Gas Central Heating

## 25 Castle Crescent, Flamborough, YO15 1LR

A delightful one bedroomed semi-detached bungalow offering a generous layout throughout with a entrance porch, lounge / diner, kitchen, entrance lobby, cloaks / WC, landing, one bedroom and bathroom. The property also benefits from gas central heating and Upvc double glazing. There is a large garden to the rear and a gravelled frontage with parking for a least three cars.

The property is set in the heart of Flamborough village close to all the 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.



Dining Area



Lounge / Dining Area



Kitchen



Kitchen

## Accommodation

### ENTRANCE PORCH

5' 2" x 3' 10" (1.57m x 1.17m)

Built from Upvc and brick construction with Upvc door into; door to the lounge.

### LOUNGE / DINER

32' 2" x 14' 00" (9.8m x 4.27m)

A stunning open plan lounge / diner, with bay window and views to the front elevation from the lounge, wood burning stove in situ, feature fireplace, coving, radiator, TV point. Open archway with access to the stairs leading to the first floor. Two further archways leading to the open plan dining area, coving, radiator, French doors to decked area and garden. Opening into the kitchen.

### KITCHEN

18' 5" x 7' 8" (5.61m x 2.34m)

A modern kitchen with a range of wall, base and drawer units, breakfast bar and work surfaces. White enamel sink with mixer tap, ceiling

spotlighting, radiator, window to side elevation, TV point, understairs cupboard housing wall mounted gas central heating boiler. Built-in electric oven, gas hob and extractor, built-in fridge and freezer, washing machine and dishwasher. An additional kitchen / utility area with rear Upvc door leading to the garden. Archway to side entrance lobby and cloaks / wc.

### ENTRANCE LOBBY

4' 10" x 4' 1" (1.47m x 1.24m)

The side entrance lobby with Upvc door into; ceiling spotlighting and door to cloaks / wc.

### CLOAKS / WC

7' 00" x 3' 10" (2.13m x 1.17m)

With low level wc, pedestal wash hand basin, radiator and window to rear elevation.



Bedroom



Bedroom



Bedroom



Bathroom

## FIRST FLOOR

### LANDING

With door to:

### BEDROOM

16' 5" x 15' 7" (5m x 4.75m)

An interesting, 'L' shaped double bedroom with en-suite bathroom. The double bedroom offers ceiling spotlighting, mock beams, 2 ranges of fitted wardrobes incorporating mirrored doors, radiator, window to rear elevation and access door to bathroom.

### BATHROOM / WC

7' 3" x 7' 1" (2.21m x 2.16m)

A fully tiled bathroom comprising of a panelled bath, glass shower screen, shower over the bath, pedestal wash hand basin, low level wc, wall mounted heated towel rail and window to rear elevation.

### OUTSIDE

There is parking for several vehicles to the front on the gravelled driveway. Planters and coloured gravelled raised beds.

To the rear the garden is mainly laid to lawn, recent 'Indian stone' patio with gravelled inserts, raised decked area recently completed, garden shed to the rear of the garden. Greenhouse.

A lovely south facing, sunny private area with secure boundaries, offer generous space and seclusion.

Outside tap and outside lighting.

\*PLEASE NOTE\* There is scope to enhance, reconfigure and extend this property subject to planning consents.

### TENURE

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



Rear Elevation



Rear Garden



Front Garden



Rear Elevation

## SERVICES

All mains services are available at the property.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D. 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.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 73 square metres.

## COUNCIL TAX BAND

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

## 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.

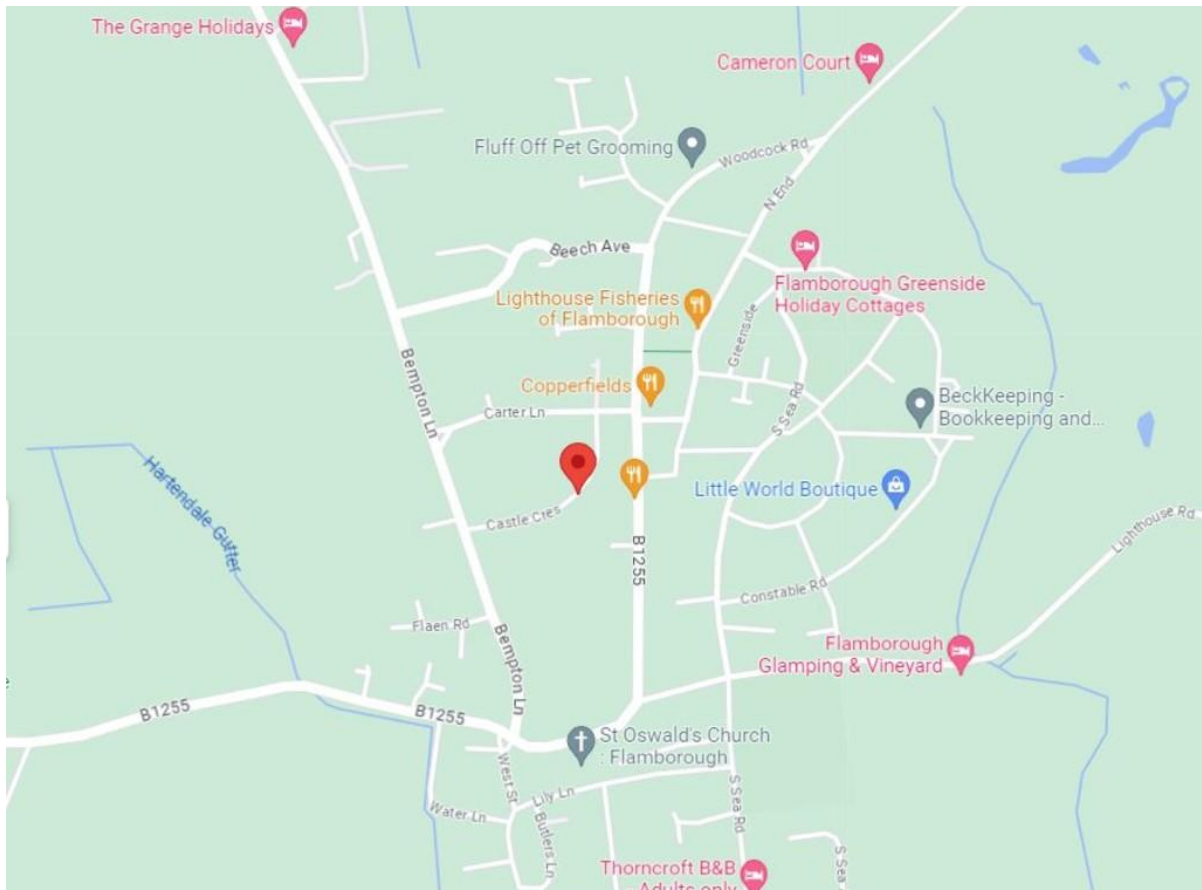
Floor plans are for illustrative purposes only.

## VIEWING

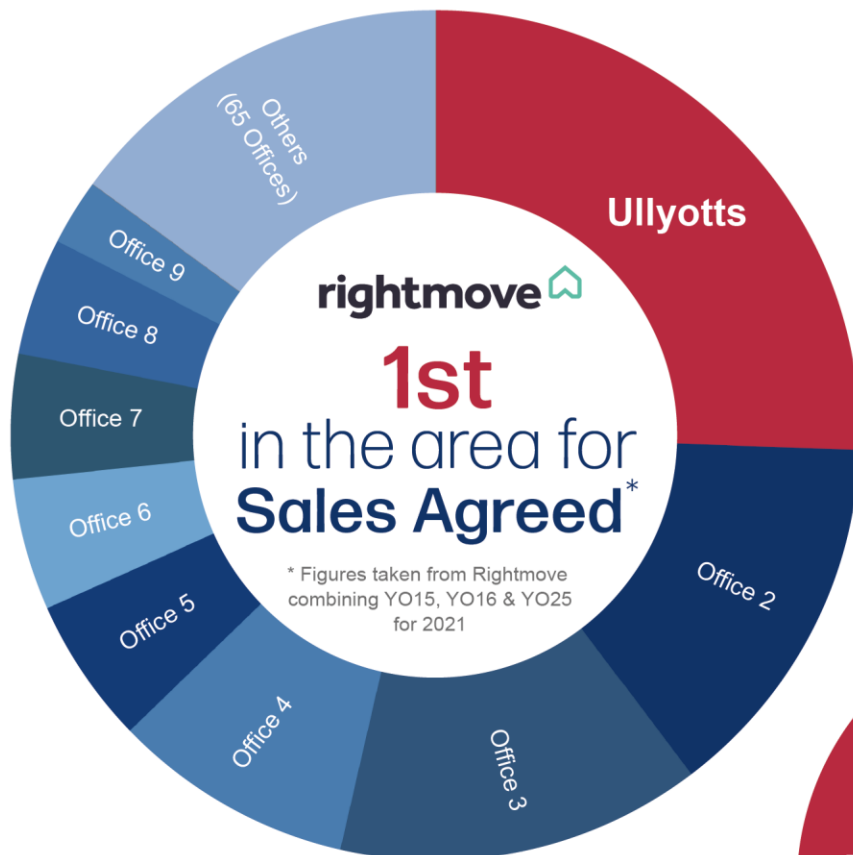
Strictly by appointment with Ulllyotts.

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 73 sq. m



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